Karen Johnson Davidson County
Batch# 1032139 DEEDWARR
07/28/2023 12:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20230728-0058372

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-23-2691

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of July, 2023

Notary Public

Commission Expires: _____

MELISSA BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires 9/27/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
HarborView Capital Holdings, LLC 2215 Paseo De Las Americas Suite 25 M#58 San Diego, CA 92154	New Owner	092-13-0-309

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michael Nelson, Executor of the Estate of Dorothy Lee Nelson, deceased, and Michael Nelson, James Woods, Dianne Nelson, David Nelson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harborview Capital Holdings, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Shields New West Nashville Plan of record in Plat Book 57, Page 77, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 81 fronts 50 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and runs back 144.925 feet on the northerly line and 147.18 feet on the southerly line to an alley, measuring 50 feet more or less, thereon.

Being the same property conveyed to Willie Nelson and Dorothy Nelson as tenants by the entirety by Warranty deed from James H. Turbeville and James William Armstrong of record in Book 5856, Page 954, Register's Office for Davidson County, Tennessee, dated February 26, 1982 and recorded on March 02, 1982. The said Willie Nelson died February 19, 2016, leaving Dorothy Nelson as the surviving tenant by the entirety. Said Dorothy Lee Nelson died January 19, 2023, leaving a Last Will and Testament for probate in the Seventh Circuit Court of Davidson County, TN Probate Division under Docket No. 23P271 in which the subject property is devised to Michael Nelson, James Woods, Dianne Nelson and David Nelson.

The subject property is not the principal residence of any of the Grantors, nor their spouses or depedants.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 313 37th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of July, 2023.

Estate of Dorothy Lee Nelson

By: Michael Nelson, Executor

Michael Nelson

James Woods

Dianne Nelson

David Nelson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael Nelson, Executor of the Estate of Dorothy Lee Nelson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2023.

Notary Signature
My commission expires: 9/27/2026

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 21st day of July, 2023, before me personally appeared **Michael Nelson, James Woods, Dianne Nelson and David Nelson**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of July, 2023.

Notary Signature
My commission expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
9/27/2026

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/24/23.

Affiant Signature – Joshua A. Terry

7/27/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/27/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON