Karen Johnson Davidson County
Batch# 1045857 DEEDWARR
09/05/2023 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230905-0069263

WARRANTY DEED	STATE OF COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF AUGUST, 2023. Notary Public MY COMMISSION EXPIRES: 05-09-2026 (AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: John Otey Jr.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 2701 Jefferson Street, Suite 100	(NAME) SAMES AS NEW OWNER	09206002000
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lois A. Poag-Ray, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John H. Otey Jr.** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, being the North 100 feet of the West 1/2 of Block 13, on the Map of Midway, of record in Book 421, page 11, Register's Office for said County.

Said part of said Block 13 front 100 feet on the easterly side of 30th Avenue North and runs back between parallel lines, along the south margin of Albion Street, 150 feet to an alley.

Being the same property conveyed to THOMAS E. POAG AND WIFE, KATHLEEN POAG by deed from CITIZENS SAVINGS BANK & TRUST COMPANY, of record in Book 1874, page 330, dated May 12, 1950, Register's Office for Davidson County, Tennessee. The said Thomas E. Poag having since died, the property is vested solely in Kathleen Poag. Being further conveyed to KATHLEEN H. POAG AND LOIS A. POAG-RAY, THEIR HEIRS AND ASSIGNS, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from KATHLEEN H. POAG, of record in Book 10572, page 227, dated August 15, 1997, said Register's Office.

TRACT II:

Land in Davidson County, Tennessee, Being part of the west one-half of Block 13, Plan of Midway, of record in Book 421, page 11, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of 30th Avenue North, formerly Garrett Street, 1090 feet south of the south margin of Eden Street; thence easterly parallel to the southerly margin of Eden Street, 150 feet to an alley; thence southerly along the west margin of said alley, 50 feet; thence westerly 150 feet to the easterly margin of 30th Avenue North; thence with the margin of said Avenue northerly, 50 feet to the beginning.

Being the same property conveyed to THOMAS E. POAG AND WIFE, KATHLEEN POAG, by deed from GEORGE PAYNE AND WIFE, RACHEL G. PAYNE, of record in Book 2038, page 485, dated March 6, 1952, Register's Office for Davidson County, Tennessee. The said Thomas E. Poag having since died, the property is vested solely in Kathleen Poag.
Being further conveyed to KATHLEEN H. POAG AND LOIS A. POAG-RAY, THEIR HEIRS AND ASSIGNS, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from KATHLEEN H. POAG, of record in Book 10572, page 227, dated August 15, 1997, said Register's Office.

Kathleen H. Poag having since deceased August 11, 1999, leaving Lois A. Poag-Ray as the surviving tenant by entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2917 Albion St. Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 30th day of August, 2023.

Lois A. Poag-Ray

STATE OF Washington, DC
COUNTY OF Washington, DC

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lois A. Poag-Ray**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of August, 2023.

Notary Public

My Commission Expires: 9-30-2026

CHRISTINA CARTER
DISTRICT OF COLUMBIA
NOTARY PUBLIC
MY COMM. EXPIRES 09-30-2026

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 8-30-2023

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 08-31-2023

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 08-31-2023

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

