Karen Johnson Davidson County
Batch# 1055902 DEEDWARR
09/29/2023 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20230929-0076734

SAMANTHA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $479,900.00 Affiant Subscribed and sworn to before me, this 26 day of September, 2023. Notary Public My commission expires: 1-11-26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Taylor Herrmann	**FirstTrust Home Loans, Inc.**	**07116037700**
1322 Jones Ave	**109 Westpark Drive Suite 180**	
Nashville, TN 37207	**Brentwood, TN, 37027**	

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 1322 Jones Ave Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor Herrmann, an unmarried man

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. 32, on the Plan of Tom Joy Subdivision, of record in Book 3600, Page 47, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 1322 Jones Ave Trust, by Warranty Deed from Beverly Taylor, Tyrone Upshaw, Wanda Transley, and Tracey Cunningham, dated April 27, 2023, of record in Instrument No. 20230501-0032089, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Willie Upshaw and wife, Carrie P Upshaw, by Warranty Deed from Betty I Smith, dated February 24, 1971, of record in Book 4488, Page 320, in the Register's Office for Davidson County, Tennessee. Willie Upshaw died on October 21, 1994, leaving Carrie P. Upshaw as the surviving tenant. Carrie P. Upshaw died intestate and unmarried on November 19, 2003, survived by the following four issue: Beverly Taylor, Tyrone Upshaw, Wanda Transley, and Patricia Holden. Patricia Holden died on December 20, 2020, leaving Tracey Cunningham as her sole issue. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 20230501-0032087, and Instrument No. 20230501-0032088, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 1322 Jones Ave, Nashville, TN 37207.

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 in 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.

_____ Date: 9-26-23

The 1322 Jones Ave Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 1322 Jones Ave Trust and that she is authorized by The 1322 Jones Ave Trust to execute this instrument on its behalf.

Witness my hand, at office, this 26 day of September, 2023.

SAMANTHA SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-11-26

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/26/2023 (date of document).

Jennifer Russell
Affiant Signature

9/29/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29 day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

