BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch # 1078954 DEEDWARR
12/06/2023 10:27:31 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20231206-0094236

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2023

Notary Public
My commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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:
Fatherland GP, a Tennessee General Partnership	**New Owner**	**105154000**
2500 21st Ave S.	**2500 21st Ave S.**	
Nashville, TN 37212	**Nashville, TN 37212**	

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,

Frederick Dowell, unmarried, Sherry Dowell, unmarried, Sonya Dowell, unmarried, and Sherronya Dycus, unmarried

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

Fatherland GP, a Tennessee General Partnership

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. 37, Plan of Southside Park Estates, Section 1, of record in Book 4460, Page 61, 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 Sallie L Dowell and Denise R Dowell, both single woman, by Warranty Deed from John Harwell, et ux Rose Harwell, and RE Hooper, et ux Linda H Hooper, dated March 30, 1974, of record in Book 4802, Page 619, in the Register's Office for Davidson County, Tennessee. Sallie L Dowell died intestate on December 2, 2021, predeceased by Denise Dowell, and survived by Frederick Dowell, Sherry Dowell, and Sonya Dowell. Denise Dowell died without issue on 10/19/03, survived by her mother, Sallie L. Dowell. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 20231206-0094234, and Instrument No. 20231206-0094235, 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 1006 Southside Ave, Nashville, TN 37203.

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.

Frederick Dowell Date: 12/5/23
Frederick Dowell

Sherry Dowell Date: 12/5/23
Sherry Dowell

Sonya Dowell Date: 12/5/23
Sonya Dowell

Sherronya Dycus Date: 12/5/23
Sherronya Dycus

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Frederick Dowell, Sherry Dowell, Sonya Dowell, and Sherronya Dycus , the within named Grantor(s), 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 5th day of December 2023.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025