Karen Johnson Davidson County
Batch# 1081457 DEEDWARR
12/13/2023 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20231213-0096024

WARRANTY DEED

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF December, 20 23.

Notary Public

MY COMMISSION EXPIRES: 12-21-2024
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyne Enterprises, LLC	New Owner	
(NAME)	(NAME)	11913019301
P.O. Box 41145		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Deborah Francis Lawson, Administratix of The Estate of Donna Gail Francis** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyne Enterprises, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 lots Nos. 27 and 33 on the Map of H.G. McNabb Subdivision, as of record in Book 1130, Page 64, Register's Office for said County.

BEING the same property coneyed to Deborah Francis Lawson, Administrator of the Estate of Donna Gail Francis by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 23P1731 ordered on November 30, 2023.

Also, Being the same property conveyed to Donna Gail Francis, by virtue of that certain Personal Representative's Quit Claim Deed dated July 31, 2000, and being of record at Instrument No. 20001214-0123035 in the Register's Office of Davidson County, Tennessee. Donna Gail Francis having died on/or about July 7, 2023.

Being the same property previously conveyed to James Albert Francis and wife, Shirley Dozier Francis,by virtue of Warranty Deed dated February 3, 1964 at Book 3677, Page 235 in the said Register's Office. James Albert Francis pre-deceased Shirley Dozier Francis on/or about December 13, 1994. Shirley Dozier Francis having since died.

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

This is unimproved _ improved x property, known as 523 Morton Ave Nashville, TN 37211
(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 8th day of December, 2023.

Deborah Francis Lawson, Administratix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Deborah Francis Lawson, Administratix**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged herself to be the Administratix of the estate of Donna Gail Francis and that she, as such Administratix, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name Deborah Francis Lawson, Administratix.

WITNESS my hand and official seal at office this 8th day of December, 2023.

Notary Public

My Commission Expires: 9/30/2024



CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 December 13, 2023.

Affiant

Date: 12/13/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 13th day of December, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY