Karen Johnson
Batch # 1081780
12/14/2023 11:40:09 AM
Fees: $58.00 Taxes: $3,459.50
Davidson County
DEEDWARR
11 pgs
20231214-0096539

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
22-0161

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OI
WHICHEVER IS GREATER, FOR TH
$935,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of December, 2023

Notary Public

Commission Expires: 8-20-24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rajesh Aggarwal 757 Armstong Place Brentwood, TN 37027	NEW OWNER	092-06-0-031.00 & 092-06-0-030.00

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, **Vicki Fanion Hall, Executrix of Estate of Mary Ruth Jamison and Juanita Lofton, heir at law of Earl Stone Jamison, deceased, Sherry Jamison, Theodore Owens, William Owens, heirs at law of Faye Owens, deceased, Gail Kirk, heir at law of Joanne Jamison, deceased, Angela L. Jamison, Angela Elise Jamison, Samuel Avery Wendolyne Jamison, and Marisa Hamilton, heirs at law of Chester Jamison, deceased and Erika Riano-McCollom , Successor Trustee and Erika Riano-McCollom, Sherra Willis, Jessina Riano and Alexandra Riano, beneficiaries of The Alice Delfyett Living Trust**HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rajesh Aggarwal

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:

TRACT I – 2901 Albion Street - Parcel 092-06-0-031.00

LAND in Davidson County, Tennessee, being the northerly 100 feet of the easterly one half of Block No. 13 as shown on the map of Midway, of record in Book 421, Page 11, Register's Office for Davidson County, Tennessee.

SAID part of the easterly half of Block No. 13 fronts 100 feet on the westerly side of Fern Street (now 29th Avenue North), and runs back, between parallel lines, and with the southerly margin of Eden Avenue (now Albion Street), 150 feet to an alley.

BEING the same property conveyed to Ernest Jamison and wife, Beulah Jamison, by Warranty Deed from Mrs. Bessie Chrisman and husband, Edward Chrisman, and Joseph Chrisman and wife, Mary E. Chrisman, dated May 14, 1928, recorded in Book 664, Page 184, in the Register's Office for Davidson County, Tennessee.

TRACT II – 0 29th Avenue North- Parcel 092-06-0-030.00

LAND in Davidson County, Tennessee being the south one hundred and fifty feet of the north 250 feet of the east half of Block 13, on the map of Midway, as of record in Book 421, Page 11, of the Register's Office of Davidson County Tennessee.

Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

SAID lot fronting one hundred and fifty feet on the west side of 29th Avenue North (formerly Fern St) and running back westerly 150 feet between parallel lines to an alley.

Being the same property conveyed to Ernest Jamison, by Installment Deed from Joseph E. Chrisman and wife, Ila Chrisman, dated October 12, 1937, recorded in Book 1055, Page 163, in the Register's Office of Davidson County, Tennessee.

The said Beulah Jamison having since died on May 3, 1967 and the said Ernest Jamison, also known as Ernest Jamison, Sr. having since died intestate on 12/5/1967, thereby vesting subject property in his surviving heirs at law: Earl Stone Jamison, Donald Paul Jamison, Richard Frank Jamison and Mary Ruth Jamison and Alice Delfyett.

The said Earl Stone Jamison having since died on or about 12/25/1967, thereby vesting his interest in subject property in his surviving heirs at law: Juanita Lofton, Faye Owens, Joanne Jamison and Chester Jamison.

The said Joanne Jamison having since died, thereby vesting her interest in subject property in her surviving heir at law: Gail Kirk.

The said Chester Jamison having since died, thereby vesting his interest in subject property in his surviving heirs at law: Angela L. Jamison, Angela Elise Jamison, Samuel Avery Jamison and Marisa Jamison.

The said Donald Paul Jamison having since died on or about 6/7/1976, leaving no children, thereby vesting his interest in subject property in his surviving heirs at law, his siblings: Richard Frank Jamison and Mary Ruth Jamison.

The said Richard Frank Jamison having since died, intestate, on 2/10/2013, with his Estate being probated under Case No. 14P-537, in the Probate Court for Davidson County, Tennessee, leaving no children, thereby vesting his interest in subject property in his surviving heir at law, his sibling: Mary Ruth Jamison.

See Affidavit of Heirship of record in Instrument No. 20231214-0096519, Register's Office for Davidson County, Tennessee.

Alice Delfyett (aka Alice Delfyett Hernandez) died testate on 6/18/2014, conveying her interest to the Alice Delfyett Living Trust pursuant to Petition for Probate to Establish Muniment of Title to Real Estate, filed 7/17/23 in Case No. 23P1373, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Erika Riano being named Successor Trustee of The Alice Delfyett Living Trust, dated November 12, 2013. Erika Riano, Nerverto Vestres, Jessina Riano and Alexandra Riano being named beneficiaries of The Alice Delfyett Living Trust, dated November 12, 2013. Nerverto Vestres having since died intestate 6/21/2023, thereby vesting his interest in subject property to his surviving heir: Sherra Willis. See Affidavit of Heirship of record in Instrument No. 20231214-0096520 Register's Office for Davidson County, Tennessee.

The said Mary Ruth Jamison having since died, testate, on 6/26/2019, with her Estate being probated under Case No. 19P-1364, in the Probate Court for Davidson County, Tennessee. Vicki Fanion Hall was appointed Executrix of the Estate of Mary Ruth Jamison.

Powers of Attorney of record in Instrument No. 20231214-0096521, Instrument No. 20231214-0096522, Instrument No. 20231214-0096523, Instrument No. 20231214-0096524, Instrument No. 20231214-0096525, Instrument No. 20231214-0096526, Instrument No. 20231214-0096527, Instrument No. 20231214-0096528, Instrument No. 20231214-0096529, Instrument No. 20231214-0096530, Instrument No. 20231214-0096531, Instrument No. 20231214-0096532, Instrument No. 20231214-0096533, Instrument No. 20231214-0096534, Instrument No. 20231214-0096535, Instrument No. 20231214-0096536, Instrument No. 20231214-0096537, Instrument No. 20231214-0096538, Register's Office for Davidson County, Tennessee.

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: 2901 Albion Street & 0 29th 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 uses, 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 11th day of December, 2023.

Estate of Mary Ruth Jamison

By: Vicki Fanion Hall
Vicki Fanion Hall, Executrix

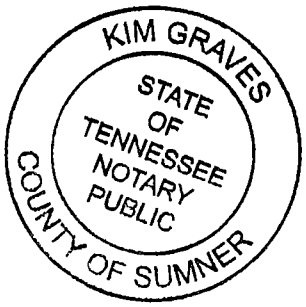
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vicki Fanion Hall, Executrix of Estate of Mary Ruth Jamison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 11th day of December, 2023.

Kim Graves
Notary Public
My Commission Expires: 8·20·24

(Notary Seal)



Dated this the 7 day of December, 2023.

The Alice Delfyett Living Trust dated November 12, 2013

By: _____
Erika Riano-McCollom, Successor Trustee

_____
Erika Riano-McCollom, beneficiary

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 Erika Riano-McCollom, Successor Trustee of the Alice Delfyett Living Trust, 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 and official seal at 7900 State line Rd Prairie Village this 7 day of December, 2023.

_____
Notary Public
My Commission Expires: May 31, 2027

MONICA CARTAGENA
Notary Public - State of Kansas
My Appointment Expires 5-31-27

STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erika Riano-McCollom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 7900 State line Rd, Prairie Village this 7 day of December, 2023.

_____
Notary Public
My Commission Expires: May 31, 2027

MONICA CARTAGENA
Notary Public - State of Kansas
My Appointment Expires 5-31-27

Dated this the 7th day of December, 2023.

The Alice Delfyett Living Trust dated November 12, 2013

By: _____
Jessina Riano, beneficiary

STATE OF Massachusetts
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessina Riano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Boston, MA this 7th day of December, 2023.

_____
Notary Public Allysyn Cozma
My Commission Expires: 06/17/2027

ALLYSYN S. COZMA
Notary Public
Massachusetts
My Commission Expires
Jun 17, 2027

Dated this the 7 day of December, 2023.

The Alice Delfyett Living Trust dated November 12, 2013

By: X _____
Alexandra Cabral, beneficiary

STATE OF MASSACHUSETTS
COUNTY OF MIDDLESEX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexandra Cabral, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1350 MASS AVE STE 807 SMITH CAMPUS CENTER. CAMBRIDGE, MA 02138 this 8TH day of December, 2023.

_____
Notary Public
My Commission Expires: JAN 30, 2026

MATTHEW GAUDET
Notary Public
Commonwealth of Massachusetts
My Commission Expires January 30, 2026

Dated this the 7 day of December, 2023.

The Alice Delfyett Living Trust dated November 12, 2013

By: Sherra Willis beneficiary
Sherra Willis, beneficiary

STATE OF KENTUCKY
COUNTY OF Christian

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherra Willis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

7th Witness my hand and official seal at Oak Grove, Kentucky this day of December, 2023.

Tanesha Lenora Bussell
Notary Public
My Commission Expires: 04-04-2026

TANESHA LENORA BUSSELL
Notary Public
Commonwealth of Kentucky
Commission Number KYNP48518
My Commission Expires Apr 4, 2026

Juanita Lofton by Vicki Fanion Hall, Attorney in Fact

Dated this the 11th day of December, 2023.

Juanita Lofton by Vicki Fanion-Hall, Attorney in Fact

Gail Kirk by Vicki Fanion Hall Attorney in Fact

Gail Kirk by Vicki Fanion-Hall, Attorney in Fact

Sherry Jamison by Vicki Fanion-Hall Attorney in Fact

Sherry Jamison by Vicki Fanion-Hall, Attorney in Fact

Samuel Avery Wendolyn Jamison by Vicki Fanion Hall, attorney in Fact

Samuel Avery Wendolyn Jamison by Vicki Fanion-Hall, Attorney in Fact

Marisa Hamilton by Vicki Fanion Hall Attorney in Fact

Marisa Hamilton by Vicki Fanion-Hall, Attorney in Fact

Angela L. Jamison by Vicki Fanion Hall attorney in Fact

Angela L. Jamison by Vicki Fanion-Hall, Attorney in Fact

Theodore Owens by Vicki Fanion Hall Attorney in Fact

Theodore Owens by Vicki Fanion-Hall, Attorney in Fact

William Owens by Vicki Fanion Hall Attorney in Fact

William Owens by Vicki Fanion-Hall, Attorney in Fact

Angela Elise Jamison by Vicki Fanion Hall attorney in Fact

Angela Elise Jamison by Vicki Fanion-Hall, Attorney in Fact

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 Vicki Fanion-Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Juanita Lofton and that he/she is authorized by Juanita Lofton to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of December, 2023.

KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Kim Graves
Notary Public at Large
My commission expires: 8-20-24

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 Vicki Fanion-Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Angela L. Jamison and that he/she is authorized by Angela L. Jamison to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of December, 2023.

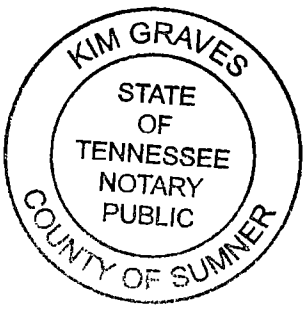
KIM GRAVES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Kim Graves
Notary Public at Large
My commission expires: 8-20-24

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 Vicki Fanion-Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Gail Kirk and that he/she is authorized by Gail Kirk to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of December, 2023.

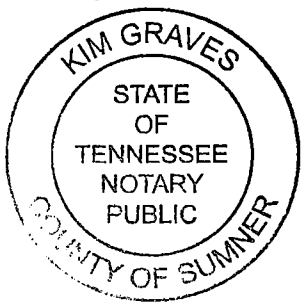


Kim Graves
Notary Public at Large
My commission expires: 8·20·24

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 Vicki Fanion-Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Theodore Owens and that he/she is authorized by Theodore Owens to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of December, 2023.



Kim Graves
Notary Public at Large
My commission expires: 8·20·24

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 Vicki Fanion-Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Sherry Jamison and that he/she is authorized by Sherry Jamison to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of December, 2023.



Kim Graves
Notary Public at Large
My commission expires: 8·20·24

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 Vicki Fanion-Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for William Owens and that he/she is authorized by William Owens to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of December, 2023.

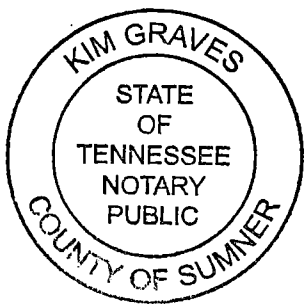


Kim Graves
Notary Public at Large
My commission expires: 8-20-24

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 Vicki Fanion-Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Samuel Avery Wendolyn Jamison and that he/she is authorized by Samuel Avery Wendolyn Jamison to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of December, 2023.

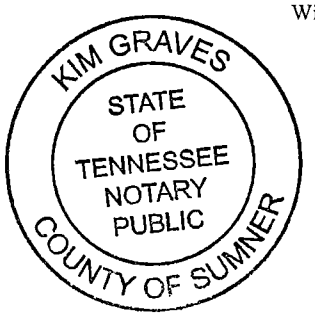


Kim Graves
Notary Public at Large
My commission expires: 8-20-24

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 Vicki Fanion-Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Angela Elise Jamison and that he/she is authorized by Angela Elise Jamison to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of December, 2023.



Kim Graves
Notary Public at Large
My commission expires: 8-20-24

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 Vicki Fanion-Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Marisa Hamilton and that he/she is authorized by Marisa Hamilton to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 11th day of December, 2023.

Kim Graves
Notary Public at Large
My commission expires: 8-20-24

