Karen Johnson Davidson County
Batch# 1085052 DEEDWARR
12/22/2023 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20231222-0098742

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.3.202

(AFFIX SEAL)

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Mason	Teresa Mason (NAME)	082-07-0-090.00
2452 Eastland Ave (ADDRESS)	2452 Eastland Ave (ADDRESS)	082-07-0-091.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nash, TN 37206 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Thomas M. Ward, deceased , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Teresa Mason, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract I: Situated in the City of Nashville, County of Davidson State of Tennessee:

Being Lot Nos 141 and 142 Lindsley's Addition to Edgefield as of record in Plat Book 57, Page 25, Register's office for Davidson County, Tennessee.

Said lots front together 100 feet along the weaterly margin of Meridan Street and extends back between parallel lines 174 1/4 feet to an alley in the rear, the point of beginning, or southeast corner of this property being 300 feet northerly from the margin of Hancock Street with said westerly margin of Meridian Street.

Being the same property conveyed to Thomas M. Ward by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 8569, Page 299, Register's Office for Davidson County, Tennessee, dated March 05, 1992 and recorded on March 06, 1992.

Being the same property conveyed to Thomas M. Ward and Sandy Ward, husband and wife, by Quitclaim Deed from Thomas M. Ward, married, of record in Instrument No. 20090206-0010461 Register's Office for Davidson County, Tennessee, dated February 03, 2009 and recorded on February 06, 2009.

Said Sandy Ward died on July 8, 2023, vesting Thomas M. Ward as surviving tenant.

Tract II: Situated in the City of Nashville, County of Davidson State of Tennessee:

Being in Northeast Nashville, being part of the property not numbered, on the plan of Dr. V. S. Lindsley's Addition, as of record in Book 57, Page 25, Register's Office for said County, described as follows:

Beginning at the westerly margin of Meridian Street, 250 feet northerly from the northerly margin of Hancock Street; thence westerly with the margin of Meridian Street, northwardly 50 feet; thence at right angles westwardly 174-3/4 feet to the easterly margin of an alley; thence with the margin of said alley, southwardly 50 feet; thence eastwardly 174-1/2 feet to the point of beginning.

Being the same property conveyed to Thomas M. Ward, an unmarried person, by Special Warranty Deed from Commerce Union Bank, a Tennessee banking corporation, of record in Book 5897, Page 114, Register's Office for Davidson County, Tennessee, dated June 10, 1982 and recorded on June 11, 1982.

Thomas M. Ward died on August 13, 2023, unmarried and testate. His Will, providing that his real property shall be administered as part of his estate subject to the control of the Executrix, was admitted to probate, and Bartley Burnette appointed Executor, by order entered October 5, 2023 by the Seventh Circuit Court for Davidson County in the Estate of Thomas Michael Ward, Deceased, Case 23P-1754.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 814 & 810 Meridian St, Nashville, TN 37207
(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/our hand(s) this 20th day of December, 2023.

Estate of Thomas M. Ward, deceased

BY: _____
Bartley Burnette, Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bartley Burnette, Executor of the Estate of Thomas M. Ward, deceased , the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2023.

_____
Notary Public

My Commission Expires: 5/8/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, Holly A Mason, 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 12/20/23.

Affiant Signature

12/20/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 20 day of December, 2023

Notary's Signature

(Notary Seal)

My Commission Expires: 1-6-25