Karen Johnson Davidson County
Batch# 1120226 DEEDWARR
04/08/2024 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $463.98
20240408-0024816

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $125,400.00.

Affiant

File Number: 24020100

AMBER L. WHISNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 8th day of April, 2024.

Amber L. Whisner
Notary Public
My Commission Expires: 6-22-26

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Wheless Properties, LLC	Cynthia Kinnard	081-11-0-505.00
0 Wheless Street	1501 Sweetbriar Ave.	
Nashville, TN 37208	Nashville, TN 37212	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James L. Brown, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Wheless Properties, LLC, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being the Easterly 40 feet of Lot No. 199, on the plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 199 fronts 40 feet on the southerly side of Wheless Street and runs back between parallel lines with the westerly margin of an alley, 100 feet to the northerly line of Lot No. 200.
Being the same property conveyed to Thomas Bostic and wife Eunice Bostic by Deed from Sterling B. Edwards, Jr. and wife, Elizabeth Edwards, recorded April 11, 1951 in Book 1969, Page 604, Register's Office of Davidson County, Tennessee.

Being the same conveyed to Lewis Brown in Decree Confirming Sale by Metropolitan Government of Nashville and Davidson County, in Tax Sale 00-781-III, dated November 28, 2000 and recorded December 13, 2000 in Instrument No. 20001213-0122780, Register's Office of Davidson County, Tennessee. Lewis Brown and James L. Brown are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ___improved _X__unimproved property known as 0 Wheless Street, Nashville, TN 37208.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 5th day of April, 2024.

James L Brown

By Mark S. Moore, Conservator

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark S. Moore, appointed Conservator for James L Brown in Case No 75PR1-2022-CV-167 CSV in Rutherford County, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained by signing his name as Conservator.

Witness my hand and official seal at Murfreesboro, TN, this 5th day of April, 2024.

Notary Public at Large
My Commission Expires: 8.19.24

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 8, 2024 (date of document).

Amber Whisner
Affiant Signature

April 8, 2024
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of April, 2024

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

