Karen Johnson
Batch # 1134531
05/14/2024 10:51:49 AM
Fees: $23.00 Taxes: $640.10

Davidson County
DEEDWARR
4 pgs

20240514-0035491

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$173,000.00** (One Hundred Seventy Three Thousand).

AFFIANT

Subscribed to and sworn before me this 10th day of May, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES: (NOTARY SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Jacob Myatt 210 Old Hickory Blvd. Unit 6 Nashville, TN 37221	**SAME AS NEW OWNER**	142-04-0A-006.00

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, **COLLETTE VENTURA, ADMINSTRATRIX OF THE ESTATE OF EVA ANN LEE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JACOB MYATT, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED
EXHIBIT "A"

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **210 OLD HICKORY BLVD. UNIT 6** **NASHVILLE, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 10th day of May, 2024

Estate of Eva Ann Lee

By: Collette Ventura, Administratrix

Penny Campbell

By: Collette Ventura, as her Attorney-in-Fact

Trudy Lancaster

Brett Lancaster

By: Collette Ventura, as her Attorney-in-Fact

By: Collette Ventura, as his Attorney-in-Fact

Sheri Elsea

By: Collette Ventura, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Collette Ventura** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Administratrix of the Estate of Eva Ann Lee, and in her capacity as such Administratrix, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 10th day of May, 2024.

Notary Public

Commission Expires:

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Collette Ventura,** attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Penny Campbell**, and acknowledged that she executed that same as the free act and deed of the said **Penny Campbell**.

WITNESS my hand and official seal this the 10th day of May, 2024.

Notary Public

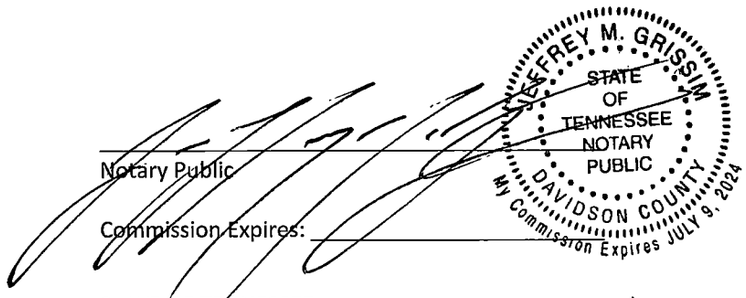
Commission Expires:

JEFFREY M. GRISSIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Collette Ventura**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Trudy Lancaster**, and acknowledged that she executed that same as the free act and deed of the said **Trudy Ruggerio**.

WITNESS my hand and official seal this the 10th day of May, 2024.



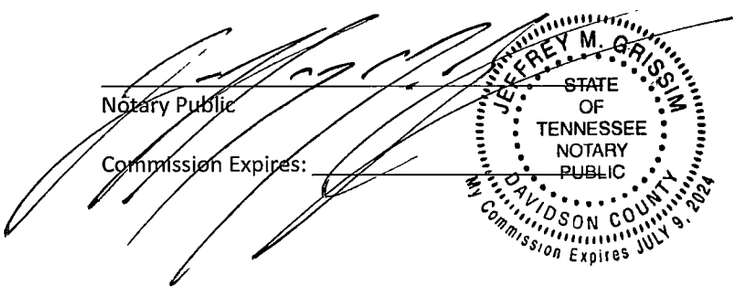
Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Collette Ventura**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Brett Lancaster**, and acknowledged that she executed that same as the free act and deed of the said **Brent Lancaster.**

WITNESS my hand and official seal this the 10th day of May, 2024.



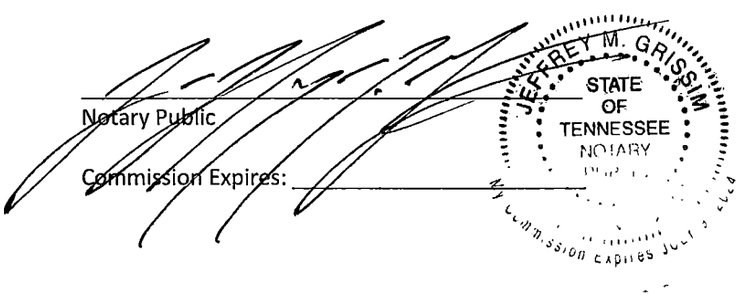
Notary Public

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Collette Ventura**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Sheri Elsea**, and acknowledged that she executed that same as the free act and deed of the said **Sheri Elsea**.

WITNESS my hand and official seal this the 10th day of May, 2024.



Notary Public

Commission Expires: _____

Exhibit "A"

Land in Davidson County, Tennessee, being Unit No. 6, in a Horizontal Property Regime of Belle Forest Condominiums Apartments, created under Title 66, Section 27-1 01 , et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, page 699, as amended in Book 6896, Page 144; Book 7886, Page 939; Instrument No. 20020213-0019280, and in Instrument 20090819-0078072, Register's Office for Davidson County, Tennessee, and as set forth in said Master Deed. Reference is hereby made to the Plat of Belle Forest Condominiums, as of record in Book 5200, page 167, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Eva Ann Lee, by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated February 17, 2005 and recorded March 30, 2005 in Instrument No. 20050330-0034287, Register's Office of Davidson County, Tennessee. The said Eva Ann Lee having since died intestate February 9, 2022 and Collette Ventura was appointed as the Administratrix of her Estate which was admitted to the Seventh Circuit Court for Davidson County, Tennessee, Probate Division in Docket No. 23P-304. At the time of Eva Ann Lee death, she was survived by Peggy Campbell, Trudy Ruggerio nka Trudy Lancaster, Brett Lancaster and Sheri Elsea.

Affidavit of Heirship of record in Instrument No. 20240514 0035486, Register's Office for Davidson County, Tennessee.

Collette Ventura executes this instrument as Attorney-in-Fact on behalf of Penny Campbell, pursuant to the Power of Attorney recorded in Instrument No. 20240514 0035487, Register's Office for Davidson County, Tennessee.

Collette Ventura executes this instrument as Attorney-in-Fact on behalf of Trudy Lancaster, pursuant to the Power of Attorney recorded in Instrument No. 20240514 0035488, Register's Office for Davidson County, Tennessee.

Collette Ventura executes this instrument as Attorney-in-Fact on behalf of Brett Lancaster, pursuant to the Power of Attorney recorded in Instrument No. 20240514 0035489, Register's Office for Davidson County, Tennessee.

Collette Ventura executes this instrument as Attorney-in-Fact on behalf of Sheri Elsea, pursuant to the Power of Attorney recorded in Instrument No. 20240514 0035490, Register's Office for Davidson County, Tennessee.