Karen Johnson Davidson County
Batch# 1139903 DEEDWARR
05/28/2024 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240528-0039510

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 7/6/2024

(AFFIX SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

File No. AT-24-6680

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mending Hearts, Inc	NEW OWNER	
(NAME)	(NAME)	
1000 44th Avenue North	1002 44th AVE N	091-08-0-050.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	NASHVILLE, TN 37209	
(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, I/we, **Cicely Walker, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mending Hearts, Inc. a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTEE, 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 the South 34 feet of Lot No. 1 on the Map of L. H. Davis Subdivision on Lot No. 41 in the Clifton Plan of Lots, of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee.

Said part of said Lot No.1 fronts 34 feet on the easterly side of 44th Avenue, North, formerly Leughlin Street, and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to David Clinger and wife, Josephine Clinger, by Deed from W. J. Myers and wife, Lola S. Myers, of record in Book 1296, Page 193, Register's Office for Davidson County, Tennessee.

Said Josephine Clinger died on April 02, 1979, vesting David Clinger as surviving tenant. Said David Clinger died on June 11, 1992, devising the subject property to Arizona Thomas, who was also appointed as Executrix of the Estate of David Clinger, as evidenced by Affidavit of Inheritance of Real Estate of record in Book 10309, Page 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Evelyn Thomas Walker by Quitclaim Deed from Arizona Thomas of record in Book 10319, Page 734, Register's Office for Davidson County, Tennessee, dated December 31, 1996 and recorded on January 05, 1997.

Being the same property conveyed to Evelyn Thomas Walker Revocable Trust by Quitclaim Deed from Evelyn Thomas Walker of record in Instrument No. 20030425-0056065 Register's Office for Davidson County, Tennessee, dated April 17, 2003 and recorded on April 25, 2003.

Being the same property conveyed to Cicely Walker by Quitclaim Deed from Evelyn Thomas Walker Revocable Trust of record in Instrument No. 20210707-0090952 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 07, 2021.

This is property more commonly known as 1000 44th Avenue North, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 23rd day of May, 2024.

Cicely Walker by [illegible] Attorney in Fact
Cicely Walker by Andrew Suzore, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Andrew Suzore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for Cicely Walker, and that this instrument was executed on behalf of the said Cicely Walker for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202405280039509, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 23rd day of May, 2024.

[illegible]
Notary Signature
My commission expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 May 23, 2024.

Date

Affiant Signature

May 23, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of May, 2024.

Notary's Signature

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)