RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Warranty Deed

Karen Johnson Davidson County Batch # 1152939 DEEDWARR 07/01/2024 10:20:42 AM 2 pgs Fees: $13.00 Taxes: $999.00 20240701-0049216	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Affiant Subscribed and sworn to before me, this the 28th day of June, 2024. Notary Public My commission expires: JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacob Bender	New Owner(s)	106-13-0-149.00
3110 Wingate Ave.		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CONNIE SUE FAVINGER, HEIR-AT-LAW OF THE ESTATE OF MICHAEL THWEATT**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB BENDER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 80, on the Plan of Sadler Place, as of record in Book 322, Page 31, Register's Office of said County, more particularly described as follows:

Said Lot No. 80 fronts 50 feet on the easterly side of Sadler Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Francis Odell Thweatt and wife Margaret B. Thweatt, by Warranty Deed from Arthur V. Mayo and wife, Dorothy Jarrell Mayo dated January 3, 1961 and recorded January 5, 1961 in Book 3166, Page 419, Register's Office of Davidson County, Tennessee.

Francis Odell Thweatt having become deceased on or about January 21, 1977; leaving Margaret B. Thweatt.

Margaret B. Thweatt aka Margaret B. Neill having become deceased February 22, 2003; Affidavit of Inheritance of Real Property in Instrument No. 20031007-0148649, Register's Office of Davidson County, Tennesse. (self serving by Heir Michael Thweatt).

Michael Thweatt having become deceased on or about November 21, 2017.

Affidavit of Heirship of recording in Insutrument No. 20240701-0049215 Register's Office of Davidson County, Tennesse.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2118 Sadler Avenue, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of June, 2024.

Estate of Michael Thweatt

By: Connie Sue Favinger

Connie Sue Favinger, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Connie Sue Favinger, Heir-at-Law of the Estate of Michael Thweatt, 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 foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of June, 2024.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025