Karen Johnson Davidson County
Batch# 1159539 DEEDWARR
07/18/2024 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240718-0054165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

T. P. BOSHEARS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# WARRANTY DEED

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 |
|---|---|---|
| Nashville Metro Holdings LLC A Tennessee Limited Liability Company | New Owner (NAME) | |
| 1621 Sumner Ave (ADDRESS) | 1621 Sumner Ave (ADDRESS) | 083 06 0 027.00 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Nashville 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 Joseph L. Boykin, Jr., Executor for the Estate of Catherine Bernice Claborn, deceased , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nashville Metro Holdings LLC A Tennessee Limited Liability Company, 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Map Showing Subdivision of Lots Nos. 8, 9, 10 and part of Lot No. 7 in Block A, Lots 13 and 14 in Block B, and all of Block C in the Subdivision of the Weakley Place of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Catherine B Claborn by Warranty deed from Eskine P Ausbrooks and Celeste Marlene Ausbrooks Birdwell duly authorized and appointed Co-Administrators of the Daisy Viola Ausbrooks Seagraves Estate of record in Instrument No. 20020530-0065670 Register's Office for Davidson County, Tennessee, dated 5/20/2002 and recorded on 5/30/2002.

Said Catherine Bernice Claborn a.k.a. Catherine B. Claborn died on February 9, 2024, unmarried and testate. Her Will ordered the Executor to sell her real property, delegating to him full authority and discretion to sell, convey, improve, lease, encumber, or in any other manner deal with and administer any real property upon such terms and conditions as he, in his sole, absolute and arbitrary discretion may choose, without the approval of any court, the joinder of any beneficiary, or the disclosure of any beneficiary. Said Will was admitted to Probate, and Joseph L. Boykin, Jr. appointed Executor, by Order entered 4/30/2024 by the Seventh Circuit Court for Davidson County, Tennessee, Case No. 24P-846.

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

unimproved ( )
This is improved (X) property, known as 1621 Sumner Ave, Nashville, TN 37206
(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 17th day of July, 2024.

**WARRANTY DEED**
(Continued)

Estate of Catherine B. Claborn

BY: _____
Joseph L. Boykin, Jr., Executor

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 Joseph L. Boykin, Jr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be Executor ofhe Estate of Catherine Bernice Claborn, deceased, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 17th day of July, 2024.

_____
Notary Public

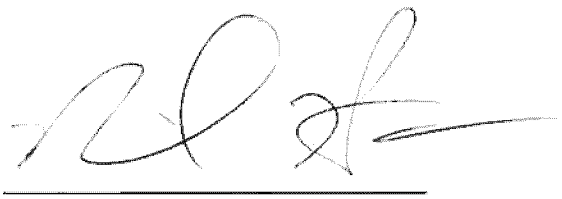
My Commission Expires: 7/6/2026

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, Nick Harris, 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 **July 17, 2024**.



Affiant Signature

**7/17/24**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17th** day of **July**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

