WARRANTY DEED

Karen Johnson Davidson County
Batch# 1164713 DEEDWARR
08/01/2024 08:06:30 AM 10 pgs
Fees: $53.00 Taxes: $185.00
20240801-0058177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2024.

Notary Public

MY COMMISSION EXPIRES: 05-9-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2023110184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Wilson Hubbell		
(NAME)	(NAME)	
962 Halcyon Ave	Same as new owner	081-12-0-083.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY THOUSAND AND NO/100 Dollars ($50,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, VIOLA BURLEY LEAK, ADMINISTRATOR OF THE ESTATE OF EVELYN J. SUGGS ON BEHALF OF THE HEIRS-AT-LAW WHICH ARE HAZEL AUGUSTA SUGGS BURLEY, UNMARRIED, KENDRA RICHARDSON, MARRIED, TAMARAH SUGGS DANIEL, UNMARRIED, REGINALD SUGGS, UNMARRIED AND JOSEPH EDWARD SUGGS, III, UNMARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILSON HUBBELL, HEREINAFTER CALLED THE GRANTEES, 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 northerly end of Lot No. 375 on the plan of McGavock & Wetmore and others 1st addition to Nashville, called the addition to the Town of McGavock, of record in Book 21, Page 23, said Register's Office, being more particularly described as follows:

Beginning on the easterly margin of 11th Avenue, North, formerly Fillmore Street, at a point 110 feet northerly from the southwest corner of said Lot; thence, northerly with the easterly margin of said Avenue 177.4 feet to the intersection of the westerly line of an alley; thence, with said alley in a southerly direction (erroneously referenced in prior conveyance as northerly) 165 feet, more or less to a point opposite the beginning; thence, westerly to the beginning.

Being part of the same property conveyed to MINION HEMPHILL, by deed from JOHN HEMPHILL, of record in Book 494, Page 602, dated August 13, 1917, said Register's Office. Said property was sold at a tax sale to JACK D. COHEN AND WIFE, BESSIE D. COHEN, LEON GILBERT AND B. B. DOUBLEDAY, JR. by Final Decree Confirming Sale of record in Book 4741, Page 350, dated September 14, 1973, said Register's Office. Said property was redeemed by MINION HEMPHIL by Decree of record in Book 4900, Page 366, dated March 21, 1975, said Register's Office. MINION HEMPHILL, A/K/A MABEL A. HEMPHILL SUGGS died intestate on or about January 1, 1999, HAZEL AUGUSTA SUGGS BURLEY, LEO DONALD SUGGS, EVELYN JOLETTE SUGGS, TAMARAH SUGGS DANIEL, REGINALD SUGGS, AND JOSEPH EDWARD SUGGS, III, as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20221129-0125104, said Register's Office.

JOSEPH E. SUGGS, JR. predeceased his mother, MABEL A. HEMPHILL SUGGS having died on or about July 3, 1977, leaving TAMARAH SUGGS DANIEL, REGINALD SUGGS, AND JOSEPH EDWARD SUGGS, III as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20221129-0125105, said Register's Office.

EVELYN JOLETTE SUGGS died intestate on or about February 18, 2021, leaving HAZEL AUGUSTA SUGGS BURLEY, LEO DONALD SUGGS, EVELYN JOLETTE SUGGS, TAMARAH SUGGS DANIEL, REGINALD SUGGS, AND JOSEPH EDWARD SUGGS, III, as her only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20221129-0125108, said Register's Office.

LEO DONALD SUGGS died intestate on or about October 16, 2021, leaving DOROTHY MARIE SUGGS AND KENDRA RICHARDSON as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20221129-0125106, said Register's Office. DOROTHY MARIE SUGGS died intestate on or about July 14, 2022, leaving KENDRA RICHARDSON as her only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20221129-0125107, said Register's Office.

Pursuant to the Agreed Order Granting Motion to Sell of record in Docket No. 22P369 in the Seventh Circuit Court for Davidson County, Tennesse, Probate Division at Nashville, VIOLA BURLEY LEAK, ADIMINISTRATOR OF THE ESTATE OF EVELYN J. SUGGS has been authorized to convey said property on behalf of the all of the heirs-at-law. See Attached Exhibit "A"

This has never been marital property for any of the grantees.

unimproved ☒
This is improved ☐ property, known as 1626 11th Ave N, Nashville, TN 37208
(House No.) (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.

Executed by my hand this the 17th Day of July 2024.

HAZEL AUGUSTA SUGGS BURLEY

BY: Hazel Augusta Suggs Burley by Viola Burley Leak
Administrator of the Estate of Evelyn J. Suggs II
HAZEL AUGUSTA SUGGS BURLEY by VIOLA BURLEY LEAK, AS
ADMINISTRATOR OF THE ESTATE OF EVELYN J. SUGGS

STATE OF Tennessee
County OF Davidson

Before me, a Notary Public for the above State and County do hereby certify that VIOLA BURLEY LEAK, AS ADMINISTRATOR OF THE ESTATE OF EVELYN J. SUGGS on behalf of HAZEL AUGUSTA SUGGS BURLEY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th Day of July 2024.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

****

Executed by my hand this 17th day of July, 2024

KENDRA RICHARDSON

BY: Kendra Richardson by Viola Burley Leak
Administrator of the Estate of Evelyn J. Suggs

KENDRA RICHARDSON by VIOLA BURLEY LEAK, AS
ADMINISTRATOR OF THE ESTATE OF EVELYN J. SUGGS

STATE OF Tennessee
County OF Davidson

Before me, a Notary Public for the above State and County do hereby certify that VIOLA BURLEY LEAK AS ADMINISTRATOR OF THE ESTATE OF EVELYN J. SUGGS on behalf of KENDRA RICHARDSON, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th Day of July 2024.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Executed by my hand this 17th day of July, 2024

TAMARAH SUGGS DANIEL,

BY: Tamarah Suggs Daniel by Viola Burley Leak
Administrator of the Estate of Evelyn J. Suggs

TAMARAH SUGGS DANIEL by VIOLA BURLEY LEAK, AS ADMINISTRATOR OF
THE ESTATE OF EVELYN J. SUGGS

STATE OF Tennessee
County OF Davidson

Before me, a Notary Public for the above State and County do hereby certify that VIOLA BURLEY LEAK AS ADMINISTRATOR OF THE ESTATE OF EVELYN J. SUGGS on behalf ofTAMARAH SUGGS DANIEL, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th Day of July 2024.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

****

Executed by my hand this 17th day of July, 2024

REGINALD SUGGS

BY: Reginald Suggs by Viola Burley Leak
Administrator of the Estate of Evelyn J. Suggs

REGINALD SUGGS by VIOLA BURLEY LEAK, AS ADMINISTRATOR OF
THE ESTATE OF EVELYN J. SUGGS

STATE OF Tennessee
County OF Davidson

Before me, a Notary Public for the above State and County do hereby certify that VIOLA BURLEY LEAK AS ADMINISTRATOR OF THE ESTATE OF EVELYN J. SUGGS on behalf of REGINALD SUGGS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th Day of July 2024.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

****

Executed by my hand this 17th day of July, 2024

JOSEPH EDWARD SUGGS, III

BY: Joseph Edward Suggs III by Viola Burley Leak
Administrator of the Estate of Evelyn J. Suggs

JOSEPH EDWARD SUGGS, III, by VIOLA BURLEY LEAK, AS ADMINISTRATOR OF
THE ESTATE OF EVELYN J. SUGGS

STATE OF Tennessee
County OF Davidson

Before me, a Notary Public for the above State and County do hereby certify that VIOLA BURLEY LEAK AS ADMINISTRATOR OF THE ESTATE OF EVELYN J. SUGGS on behalf of JOSEPH EDWARD SUGGS, III, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th Day of July 2024.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Executed by my hand this the 17th Day of July 2024.

THE ESTATE OF EVELYN J. SUGGS

BY: Viola Burley Leak Administrator
VIOLA BURLEY LEAK, ADMINISTRATOR

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the above State and County do hereby certify that VIOLA BURLEY LEAK as ADMINISTRATOR OF THE ESTATE OF EVELYN J. SUGGS, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th Day of July 2024.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to

Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Exhibit "A"

IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE
PROBATE DIVISION AT NASHVILLE

IN THE MATTER OF:	)	
THE ESTATE OF	)	
EVELYN J. SUGGS,	)	**Docket No. 22P369**
	)	
Deceased	)	

ORDER GRANTING MOTION TO SELL 1626 11th AVENUE NORTH

BE IT REMEMBERED, that on the 1st day of March, 2024, before Seventh Circuit Judge Andra Hedrick, a Motion to Sell Certain Real Estate was considered. The Administrator of the Estate of Evelyn J. Suggs ("Estate") wishes to transfer into the Estate and sell 1626 11th Avenue N. Nashville, TN 37208 which is parcel ID 08112008300 (formerly known as 0 11th Avenue N. Nashville, TN 37208) in order to pay certain expenses of the estate, resolve codes violations, obtain appraisals of estate assets and pay property taxes. The Motion stated that it is anticipated that no distribution of the proceeds of this sale will be made to heirs until a final distribution is made to the heirs. The Motion further stated that the Estate is solvent, but lacks the liquid assets (personal property) needed to pay certain expenses and obtain appraisals that will facilitate making equitable distributions to the heirs. Exhibits to the Motion included the contract for sale of the property; consent of the heirs to: a. the contract, b. the transfer of the property to the Estate, c. and the sale of the property by the Administrator on behalf of the Estate; and an appraisal of the property. Although the property was appraised for $65,000, the heirs agreed to accept an offer for $50,000. Upon request of Judge Hedrick, an additional consent on behalf of the Estate of Dorothy Suggs and information clarifying the heirship of Kendra Suggs-Richardson was filed by counsel.

IT APPEARING from the Motion that liquid assets are needed to pay the expenses of administration, resolve codes violations, obtain appraisals of decedent's assets, pay property taxes and pay for general upkeep of all of the properties of the decedent until the Estate is closed; that

202408010058177

the real estate vested in the heirs-at-law on February 18, 2021, the date of death of Evelyn J. Suggs; that heirs-at-law have signed statements consenting to 1626 11th Avenue N. Nashville, TN 37208 which is parcel ID 08112008300 (formerly known as 0 11th Avenue N. Nashville, TN 37208) being transferred to the Estate for the purpose of generating liquid assets to pay expenses of administration, resolve codes violations, obtain appraisals of assets inherited from the decedent and pay property taxes and upkeep on all of the properties of the decedent until the Estate is closed; and (b) the Administrator, Viola Burley Leak, being given authority to sell the property in question on behalf of the Estate pursuant to the contract provided; that based upon known and reasonably anticipated liabilities and claims, the estate is solvent; and that no objections to the Motion have been filed.

IT IS THEREFORE **ORDERED, ADJUDGED AND DECREED**, that:

1. The real estate located at 1626 11th Avenue N. Nashville, TN 37208 which is parcel ID 08112008300 (formerly known as 0 11th Avenue N. Nashville, TN 37208) which vested in the heirs-at-law on the date of death of Evelyn J. Suggs is hereby transferred to the Estate of Evelyn J. Suggs;

2. The parties are authorized to amend the contract to list the Estate of Evelyn J. Suggs as the seller and that the Administrator, Viola Burley Leak is authorized to sign the contract on behalf of the Estate of Evelyn J. Suggs and the proceeds of the sale are to be made payable to the Estate of Evelyn J. Suggs.

3. The proceeds may be used to pay the expenses of administration; pay expenses related to any of the properties of decedent, such as to resolve codes violations, obtain appraisals of decedent's assets, pay property taxes and pay for general upkeep until the Estate is closed.

[Electronic Signature Page of Judge or Special Master Attached]

Approved for entry:

D. Billye Sanders

D. Billye Sanders
Attorney for the Estate of Evelyn Suggs
sanders.billye@gmail.com

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing document has been served on the following persons at the addressed below via U.S. mail postage prepaid, via email or via hand deliver on this 5th day of March 2024.

Hazel Suggs Burley
940 35th Avenue North
Nashville, Tennessee 37209

Joseph Edward Suggs, III
c/o Myka Suggs, Power of Attorney
30 Nokes Drive
Hendersonville, TN 37075
myka1980@gmail.com

Reginald L. Suggs
2708 Alameda St.
Nashville, TN 37208

Tamarah Suggs Daniel
1416 Tempany Court
Nashville, TN 37207
tammydaniel59@yahoo.com

Kendra Suggs Richardson
535 New Haven Court S.W.
Atlanta, GA 30331
suggsmoto@aol.com

Ricky Richardson
535 New Haven Court S.W.
Atlanta, GA 30331
Attorney for Kendra Suggs Richardson
Rlrlaw01@gmail.com

Viola Burley Leak
940 35th Avenue North
Nashville, Tennessee 37209
violaleak@yahoo.com

Probate Advance
100 Fisher Avenue #952
White Plains, NY 10602

Michael R. Flynn
HF Law Group
P.O. Box 38269
Germantown, TN 38183
Attorney for Probate Advance
mflynn@hflawgroup.com

D. Billye Sanders

D. Billye Sanders

202408010058177

Case Title: LEAK V SUGGS

Case Number: 22P369

Type: ORDER

The foregoing is hereby ORDERED, ADJUDGED AND DECREED:

Judge Andra Hedrick, Seventh Circuit

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date July 26, 2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on July 26, 2024

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

