This instrument was prepared by:
James E. Spruill, Esq.
c/o Fidelity National Title Insurance Company
6840 Carothers Pkwy, Suite, 200
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1181450 DEEDWARR
09/13/2024 03:31:30 PM 14 pgs
Fees: $73.00 Taxes: $625.30
20240913-0070954

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
William Cleary 6415 Robertson Avenue Nashville, TN 37209	NEW OWNER	090-08-0-180.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Jon Wayne Tucker, George Tucker (aka George L. Tucker, Jr. and aka Butch Tucker), Audrey Wadkins, Janice Thomason, Vicky Reeves, William Wayne Wadkins, Stella Nancy Wadkins, and Martha Pauline Wadkins Tanner (The "Grantors") have bargained and sold, and by these presents do transfer and convey a seventy-five percent (75%) undivided interest in and to a certain tract or parcel of real property in Davidson County, State of Tennessee, being more particularly described in the ATTACHED EXHIBIT "A" , unto William Cleary, a single man (The "Grantee"), Grantee's heirs, successors and assigns,

This is improved property commonly known as 6415 Robertson Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of real property with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs, successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and

possessed of said real property in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove and as listed on Exhibit "B" attached hereto.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the real property to the said Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed as of this 6th day of September, 2024.

Jon Wayne Tucker
Jon Wayne Tucker
by Janice Thomason, his Attorney in Fact

STATE OF Alabama }
COUNTY OF Colbert }

On this 6th day of September, 2024, before me personally appeared Janice Thomason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jon Wayne Tucker, and acknowledged that such person executed the same as the free act and deed of Jon Wayne Tucker.

Witness my hand and official seal at Muscle Shoals (City), Alabama (State), this 6th day of September, 2024.

Notary Public

My Commission Expires: ~~My Commission~~ Expires 6/18/2025

Seal

Please see Limited Power of Attorney of record in Instrument No. 20240913-0070900, Register's Office for Davidson County, Tennessee.

George Tucker

George Tucker (aka George L. Tucker, Jr. and aka Butch Tucker)
by Janice Thomason, his Attorney in Fact

STATE OF Alabama }
COUNTY OF Colbert }

On this 6th day of September, 2024, before me personally appeared Janice Thomason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of George Tucker (aka George L. Tucker, Jr. and aka Butch Tucker), and acknowledged that such person executed the same as the free act and deed of George Tucker (aka George L. Tucker, Jr. and aka Butch Tucker).

Witness my hand and official seal at Muscle Shoals (City), Alabama (State), this 6th day of September, 2024.

Notary Public

My Commission Expires: ~~My Commission~~ Expires 6/18/2025

Seal

Please see Limited Power of Attorney of record in Instrument No. ~~20190321-0025558~~ 20240913-0070901 Register's Office for Davidson County, Tennessee.

Audrey Wadkins

Audrey Wadkins
by Janice Thomason, her Attorney in Fact

STATE OF Alabama }
COUNTY OF Colbert }

On this 6th day of September, 2024, before me personally appeared Janice Thomason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Audrey Wadkins, and acknowledged that such person executed the same as the free act and deed of Audrey Wadkins.

Witness my hand and official seal at Muscle Shoals (City), Alabama (State), this 6th day of September, 2024.

Notary Public

My Commission Expires: ~~My Commission~~ Expires 6/18/2025

Seal

20240913-0070902

Please see Limited Power of Attorney of record in Instrument No. ~~20190321-0025558~~ Register's Office for Davidson County, Tennessee.

Janice Thomason
Janice Thomason

STATE OF Alabama }
COUNTY OF Colbert }

On this 6th day of September, 2024, before me personally appeared Janice Thomason, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal at Muscle Shoals (City), Alabama (State), this 6th day of September, 2024.

Notary Public

My Commission Expires: My Commission Expires 6/18/2025

Seal

Vicky Reeves
Vicky Reeves
by Janice Thomason, her Attorney in Fact

STATE OF Alabama }
COUNTY OF Colbert }

On this 6th day of September, 2024, before me personally appeared Janice Thomason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Vicky Reeves, and acknowledged that such person executed the same as the free act and deed of Vicky Reeves.

Witness my hand and official seal at Muscle Shoals (City), Alabama (State), this 6th day of September, 2024.

Notary Public

My Commission Expires: My Commission Expires 6/18/2025

Seal

Please see Limited Power of Attorney of record in Instrument No. 20240913-0070903, Register's Office for Davidson County, Tennessee.

William Wayne Wadkins

William Wayne Wadkins
by Janice Thomason, his Attorney in Fact

STATE OF Alabama }
COUNTY OF Colbert }

On this 6th day of September, 2024, before me personally appeared Janice Thomason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Wayne Wadkins, and acknowledged that such person executed the same as the free act and deed of William Wayne Wadkins.

Witness my hand and official seal at Muscle Shoals (City), Alabama (State), this 6th day of September, 2024.

Notary Public

My Commission Expires: ~~My Commission Expires~~ 6/18/2025

Seal

Please see Limited Power of Attorney of record in Instrument No. 20240913-0070904, Register's Office for Davidson County, Tennessee.

Stella Nancy Wadkins
Stella Nancy Wadkins
by Janice Thomason, her Attorney in Fact

STATE OF Alabama }
COUNTY OF Colbert }

On this 6th day of September, 2024, before me personally appeared Janice Thomason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stella Nancy Wadkins, and acknowledged that such person executed the same as the free act and deed of Stella Nancy Wadkins.

Witness my hand and official seal at Muscle Shoals (City), Alabama (State), this 6th day of September, 2024.

Notary Public

My Commission Expires: ~~My Commission~~ Expires 6/18/2025

Seal

Please see Limited Power of Attorney of record in Instrument No. 20240913-0070905, Register's Office for Davidson County, Tennessee.

Martha Pauline Wadkins Tanner

Martha Pauline Wadkins Tanner
by Janice Thomason, her Attorney in Fact

STATE OF Alabama }
COUNTY OF Colbert }

On this 6th day of September, 2024, before me personally appeared Janice Thomason, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Martha Pauline Wadkins Tanner, and acknowledged that such person executed the same as the free act and deed of Martha Pauline Wadkins Tanner.

Witness my hand and official seal at Muscle Shoals (City), Alabama (State), this 6th day of September, 2024.

Notary Public

My Commission Expires: ~~My Commission~~ Expires 6/18/2025

Seal

Please see Limited Power of Attorney of record in Instrument No. 20240913-0070906, Register's Office for Davidson County, Tennessee.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Charlotte Park Annex, of record in Book 3700, Page 49, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Dane Wadkins, a single woman by Warranty Deed from Carol J. Clinton, a single woman of record in Book 9462, Page 479 and previously recorded in Book 9455, Page 724, Register's Office for Davidson County, Tennessee, dated August 30, 1994 and recorded on September 02, 1994.

Mary Dane Wadkins died intestate on April 06, 2007 and pursuant to the Affidavit of Inheritance of Real Estate recorded in Instrument No. 20081231-0124069, in the Register's Office of Davidson County, Tennessee, her mother Stella E. Wadkins was the sole heir of her estate. Stella E. Wadkins died intestate on September 11, 2008 and per the Affidavit of Real Estate recorded in Instrument No. 20100406-0025644, Register's Office for Davidson County, Tennessee, her sole heirs at law were Corinne W. Tucker, William E. Wadkins, Benny W. Wadkins (aka Benny Wayne Wadkins) and Aquilla W. Yagodda (aka S. Aquilla Yagoda).

A. Corinne W. Tucker (aka Corinne Wadkins Tucker) has since died intestate on February 5, 2012, and upon her death, title in and to her **one-fourth (1/4) undivided interest** vested in Jon Wayne Tucker and George Tucker (aka George L. Tucker, Jr. and aka Butch Tucker) as evidenced by Affidavit of Heirship of record in Instrument No. 20240913-0070897, Register's Office for Davidson County, Tennessee.

B. William E. Wadkins has since died intestate on April 6, 2010, and upon his death, title in and to his **one-fourth (1/4) undivided interest** vested in Audrey Wadkins, Janice Thomason, and Vicky Reeves as evidenced by Affidavit of Heirship of record in Instrument No. 20240913-0070898, Register's Office for Davidson County, Tennessee.

C. Benny W. Wadkins (aka Benny Wayne Wadkins) has since died intestate on June 9, 2018, and upon his death, title in and to his **one-fourth (1/4) undivided interest** vested in Stella Nancy Wadkins, William Wayne Wadkins, and Martha Pauline Wadkins Tanner as evidenced by Affidavit of Heirship of record in Instrument No. 20240913-0070899, Register's Office for Davidson County, Tennessee.

D. Aquilla W. Yagodda (aka S. Aquilla Yagoda) has since died and upon her death, title in and to her one-fourth (1/4) undivided interest vested in R. Jon Yagoda (aka Rudolph Jon Yagoda) pursuant to the Muniment of Title in Docket No. 19P7 and her last will and testament. See documents of record in Instrument Nos. 20190128-0008144 and 20190128-0008145, Register's Office for Davidson County, Tennessee.

R. Jon Yagoda (aka Rudolph Jon Yagoda) has since conveyed his **one-fourth (1/4) undivided interest** to Will Cleary (aka William Cleary) by deed of record in Instrument No. 20190321-0025558, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2024, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 49, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 3963, Page 586, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $169,000.00.

WMS Cleary WILLIAM CLEARY
Affiant

Subscribed and sworn to before me this the 12 day of September, 2024.

Nicole Curley
Notary Public

My Commission Expires: 01/28/2029

NICOLE J. CURLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01/28/2029

Tennessee Certification of Electronic Document

I, James E. Spruill, 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 September 12, 2024 (date of document).

Affiant Signature

9/13/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of September, 2024.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 5/5/25