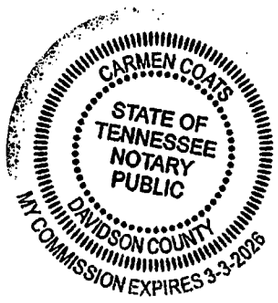
Karen Johnson
Batch # 1182247
09/16/2024 03:40:23 PM
Fees: $13.00 Taxes: $370.00

Davidson County
DEEDWARR
2 pgs

20240916-0071491

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 30th day of August, 2024.

Carmen Coats
Notary Public

My commission expires:

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:
Urban Gate Properties, LLC	New Owner	052-01-0-044.00
718 Mcferrin Avenue		
Nashville, TN 37206		

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, **JANICE FAY IVY NKA JANICE IVY REAVIS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN GATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

A certain real estate in Davidson County, Tennessee, as follows, to-wit:

Being Lot No. 26 of Block "B" on the Map of Crittenden Estates, of record in Book 974, Page 69, Register's Office for said County.

Said Lot No. 26 fronts 50 feet on the Southerly side of Harris Street, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to William Ivey and wife, Iris O. Ivey by Deed from Harold B. Hall and wife, Annie V. Hall of record in Book 2595, page 602, Register's Office for Davidson County, Tennessee, dated September 18, 1956 and recorded on September 28, 1956.

Said William Ivey, having died on November 1, 1958 leaving Iris O. Ivey as the surviving tenant by the entirety;

The said Iris O. Ivey, having died on April 29, 1992.

Being the same property conveyed to Janice Fay Ivy by Quitclaim Deed from William Dale Ivey of record in Book 8635, page 621, Register's Office for Davidson County, Tennessee, dated May 26, 1992 and recorded on May 28, 1992.

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 320 Harris Street, Madison, TN 37115, 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 30th day of August, 2024.

Janice Fay Ivy NKA Janice Ivy Reavis

Janice Fay Ivy NKA Janice Ivy Reavis

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 Janice Fay Ivy NKA Janice Ivy Reavis, 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 30th day of August, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3.3.25