WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $479,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/27/2024 NOTARY PUBLIC MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 1187533 DEEDWARR
09/30/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20240930-0075236

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 VANDERPOOL WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-12976-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Iraci S. Rocha Bass	New owner	147-01-0-068.00
676 Harding Place		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Adacelia Rojas-Downton, Executrix of Estate of John William Downton, Adacelia Rojas-Downton, individually and Lucy M. Townsend, Mark J. Downton, Matthew J. Downton, and Mary Downton

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Iraci S. Rocha Bass, a married woman

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 487 on the Plan of Caldwell Hall, Section Six, of record in Plat Book 2900, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 487 fronts 80 feet on the north side of Harding Place and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to John William Downton, married by Warranty Deed from Helen M. Blakely, an unmarried woman of record in Instrument No. 20120626-0055799 Register's Office for Davidson County, Tennessee, dated June 21, 2012 and recorded on June 26, 2012.

John William Downton, having died intestate on September 26, 2022, his interest in said property vesting in his heirs at law: Adacelia Rojas-Downton, Lucy M. Townsend, Mark J. Downton, Matthew J. Downton and Mary Downton, as shown in probate of record in Case No. 23P-26, Seventh Circuit Court for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument No. 20240125-0005170, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 676 Harding Place Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on September 27, 2024.

Estate of John William Downton

By: _____
Adacelia Rojas-Downton, Executrix

_____
Adacelia Rojas-Downton

_____
Lucy M. Townsend

_____
Mark J. Downton

_____
Matthew J. Downton

_____
Mary Downton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Adacelia Rojas-Downton, Executrix of the Estate of John William Downton, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal, this September 27, 2024,

_____
Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Adacelia Rojas-Downton, Lucy M. Townsend, Mark J. Downton, Matthew J. Downton, and Mary Downton, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 27, 2024.

_____
Notary Public

My Commission Expires: 9/20/25

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I Lisa Allard, 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 27, 2024.

Lisa Allard September 27, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this September 27, 2024.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

