WARRANTY DEED

Karen Johnson Davidson County
Batch # 1191125 DEEDWARR
10/08/2024 02:43:28 PM 2 pgs
Fees: $13.00 Taxes: $839.90

20241008-0078186

Y-BMR-24-1615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Traber Powers	**Same as New Owner**	
(NAME)	(NAME)	**081-14-0-074.00**
940 Spain Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DONNA SHERRILL, PURSUANT TO ORDER FOR SALE OF PROPERTY IN THAT CERTAIN PARTITION SUIT OF RECORD IN DOCKET NUMBER 23-0888-II IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM TRABER POWERS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 19 on the Plan of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, page 188, described as follows:

Beginning on the westerly margin of 24th Avenue Norths 150 feet south of the corner of Lots Nos. 19 and 20; thence westwardly and parallel with the line between said two lots 150 feet; thence southwardly and parallel with the westerly margin of 24th Avenue North, 50 feet; thence eastwardly and parallel with the line between said lots Nos. 19 and 20, 150 feet to the westerly margin of 24th Avenue North; thence with same, northwardly 50 feet to the beginning.

Being the same property conveyed to Ernest Fletcher, Jr. and wife, Hattie Louise S. Fletcher by Warranty Deed from Walter W. Hardemon and wife, Evelyn Hardemon of record in Book 4010, page 477, Register's Office for Davidson County, Tennessee, dated April 16, 1966 and recorded on April 26, 1966.

The said Ernest Fletcher, Jr. having since died and predeceasing Hattie Louise S. Fletcher.

The said Hattie Louise S. Fletcher having died intestate on or about November 17, 2014.

Title to the subject property vested in the heirs at law of Hattie Louise S. Fletcher; Rose Holeman, Kenneth Fletcher, Gloria Smith, Anita Fletcher, Gale Rucker, Michael White, Debra White, Mahlon White, Keith White, Jeffery White, Garry Fletcher Jr,m Reco Fletcher, Eric Fletcher, Donnie Fletcher, Peggy Sherrill, Freda Clay, Anita Jackson, Steven Dismukes, Jerel McCutheom, Cynthia Cannady, and Angela Henderson. Heirship having been established in Partition Suit in Docket Number 23-0888-II in The Chancery Court for The State of Tennessee Twentieth Judicial District, Davidson County, Part Two.

Donna Sherrill hereby conveys the subject property in her capacity as Petitioner pursuant to "Order To Sell" in Partition Suit in Docket Number 23-0888-II in The Chancery Court for The State of Tennessee Twentieth Judicial District, Davidson County, Part Two.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5364, Page 245, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1615 24TH Ave. North, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF OCTOBER, 2024.

Donna E. Sherrill

Donna Sherrill, Petitioner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA SHERRILL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212