WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

Karen Johnson Davidson County
Batch # 1197051
10/23/2024 10:33:51 AM
Fees: $18.00 Taxes: $481.00
20241023-0082330
DEEDWARR
3 pgs

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF OCTOBER, 2024.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

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

LL-COL-24-1622

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)
Cedars of Lebanon, Inc	**Same as New Owner**	
(NAME) **309 Plus Park Blvd**	(NAME)	**081-11-0-546.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(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, **THE ESTATE OF GLADYS MINERVA SOWELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CEDARS OF LEBANON, INC, A TENNESSEE CORPORATION,** 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:

Land in Davidson County, Tennessee, being the southerly 32 feet of the northerly 96 feet of Lot No. 126 on the Map of D. T. McGavock and Other's Addition, as of record in Book 21, Page 41, Register's Office for said County.

Said part of said lot fronts 32 feet on the easterly side of 12th Avenue North, and runs back between parallel lines, 154 feet to an alley.

Being the same property conveyed to Mac E. Robinson, Trustee by Quitclaim Deed from William I. G. Sowell and wife, Gladys Minerva Sowell and Jennie Ruth Cooper, unmarried of record in Book 5533, page 834, Register's Office for Davidson County, Tennessee, dated November 21, 1979 and recorded on November 21, 1979, and within the same Deed, Mac E. Robinson, Trustee conveyed his interest in the subject property to William I. G. Sowell and wife, Gladys Minerva Sowell.

The said William I. G. Sowell having died on or about November 25, 2009, vesting Gladys Minerva Sowell as surviving tenant.

The said Gladys Minerva Sowell having died testate on October 26, 2021. The subject property being duly administered by The Estate of Gladys Minerva Sowell pursuant to her Last Will and Testament probated in Docket No. 22P2250, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- Taxes for the year 2024, and subsequent years.
- Subject to all matters shown on the Plan of record in Book 21, Page 41, 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: **1622 12th Avenue N, 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 21st DAY OF OCTOBER, 2024.

The Estate of Gladys Minerva Sowell

BY: _____
James Edward Kennedy
Executor

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES EDWARD KENNEDY, EXECUTOR of the THE ESTATE OF GLADYS MINERVA SOWELL, 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 who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of October, 2024.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

I, Lauren Largent, 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 10/21/24 (date of document).

Affiant Signature

Date 10/21/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON