Karen Johnson Davidson County
Batch# 1207811 DEEDWARR
11/22/2024 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20241122-0091323

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2024.

Notary Public
MY COMMISSION EXPIRES: _____
File No. G24-22265

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| OneToCrew LLC<br>(NAME) | NEW OWNER<br>(NAME) | 052 07 0039.00 |
| 203 22nd Street<br>(STREET ADDRESS) | (STREET ADDRESS) | |
| Old Hickory TN 37138<br>(CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Linda S. Mason Executrix of Estate of** Stephen **W. Davis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OneToCrew LLC** HEREINAFTER CALLED THE GRANTEES, 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. 80 on the Plan of Madison Heights, Section 1, of record in Plat Book 1424, page 6, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 80 fronts 99.5 feet on the easterly margin of Tahlena Avenue and runs back between lines measuring 450.2 feet on the southerly line and 437.0 feet on the northerly line to a rear line measuring 67.2 feet.

Being the same property conveyed to Stephen Wayne Davis by Deed dated January 22, 1993 from Amber Yolonda Davis, recorded January 22, 1993, in Book 8846, Page 171, Register's Office of Davidson County, Tennessee. The said Stephen Wayne Davis having since died testate on May 10, 2024. According to the Last Will and Testament of Stephen W. Davis, Case No. 24PR-36, as filed in Chancery Probate Court for Sumner County, Tennessee, at Gallatin, the subject real estate was to be treated as personalty and subject to the control of the executrix, Linda S. Mason, who was authorized to convey the real property.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 709 Tahlena Ave, Nashville, TN 37115.

This is improved property, known as 709 Tahlena Ave, Nashville, TN 37115.

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, their heirs and assigns, forever, and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 19th day of November, 2024.

Estate of Stepehn W. Davis

By: X. Linda S. Mason
Linda S. Mason, Executrix

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Linda S. Mason, Executrix of Estate of Stephen W. Davis, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of November, 2024.

Notary Public My Commission Expires: 1/28/26

MICHAEL T. MOORE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

**True Copy Certification**

I, **Pam Autry,** 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 this the 19 day of November, 2024.

Affiant Signature

Date 11/19/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

