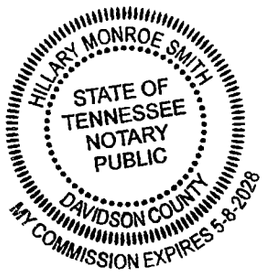
Karen Johnson
Batch # 1214661
12/11/2024 10 40 20 AM
Fees $13 00 Taxes $2,897 10

Davidson County
DEEDWARR
2 pgs

20241211-0096145

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSO The actual consideration or value, whichever is greater, for this transfer is $783,000 00 Nancy Enoch Affiant Subscribed and sworn to before me, this the 12th day of November, 2024 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
2507 Vaulx, LLC	NEW OWNER	118-02-0-004 00
4014 General Bate Drive		
Nashville, TN 37204		

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 CORNELL-DILLARD, JANICE CORNELL-DILLARD, CONSERVATOR FOR ANDREW CORNELL, JR., AKA ANDREW CORNELL, AND JANET CORNELL, HEIRS AT LAW OF WILLIE M. CORNELL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2507 VAULX, 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·

The following described tract or parcel of land, to wit:

Being Lot No 18 on the Map of Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, Page 25, Register's Office for said County

Said Lot No 18 fronts 60 feet on the westerly side of Kirkman Avenue, and runs back 225 5 feet on the northerly line, and 229 feet on the southerly line to a dead line, and measures 60 feet thereon

Being the same property conveyed to Andrew Jim Cornell and his wife, Willie M Cornell by Installment Deed from Martin F. Cunniff and wife Sarah M Cunniff of record in Book 4053, page 487, Register's Office for Davidson County, Tennessee, dated September 2, 1966 and recorded on September 6, 1966

The said Andrew Jim Cornell died on December 6, 1991, vesting Willie M. Cornell as surviving tenant by the entirety

Being the same property conveyed to Lucien Dale, Trustee by Quitclaim Deed from Willie M Cornell of record in Book 8593, page 654, Register's Office for Davidson County, Tennessee, dated March 27, 1992 and recorded on April 3, 1992, and within the same Deed, Lucien Dale, Trustee, conveyed their interest unto Willie M Cornell, Individually, in fee simple.

The said Willie M Cornell died intestate on January 11, 1995. Affidavit of Heirship of being in Instrument 20241113-0088475 Register's Office for Davidson County, Tennessee, dated November 8, 2024 and recorded on November 13, 2024.

Janice Cornell-Dillard is authorized to sign on behalf of Andrew Cornell, Jr AKA Andrew Cornell, as his Conservator pursuant to the Order Approving Sale of Real Property, filed in the Circuit Court fo Davidson County, Tennessee in Docket No 24P401.

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 2507 Vaulx Lane, Nashville, TN 37204, 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 12th day of November, 2024

Estate of Willie M. Cornell

By Janice Cornell Dillard
Janice Cornell-Dillard

By _____
Janet Cornell

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 Cornell-Dillard and Janet Cornell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the heirs of The Estate of Willie M Cornell, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said Estate, for the purposes therein contained

Witness my hand and seal this 12th day of November, 2024

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

_____
Notary Public

My Commission Expires: 3.3.25

In the Conservatorship Matter of Andrew Cornell

By Janice Cornell Dillard
Janice Cornell-Dillard, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary for the State and County aforesaid, personally appeared Janice Cornell-Dillard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be the Conservator of Andrew Cornell, who is an heir at law of Willie M Cornell, and that she, acting in such capacity, and bring authorized to do so, executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 12th day of November, 2024

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

_____
Notary Public

My Commission Expires: 3.3.25