WARRANTY DEED

Karen Johnson Davidson County
Batch # 1217027 DEEDWARR
12/16/2024 03:36:37 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20241216-0097601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/8/28 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

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)
I J Holding Company, LLC	**NEW OWNER**	
(NAME)	(NAME)	**093-16-0-306.01**
1006 Morchella Private Way		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **MIKE URQUHART, ADMINISTRATOR OF THE ESTATE OF ELIZABETH J. FARMER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **I J HOLDING COMPANY, LLC, A WYOMING LIMITED LIABILITY COMPANY,** 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 Lot No. 24, Block "B" on the Plan of Hermitage Addition of record in Plat Book 57, Pages 42 and 43, 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. 24 fronts 50 feet on the northerly side of Fain Street, formerly Hermitage Avenue, and runs back 160 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to Elizabeth Johnson by Warranty Deed from Walter M. Parrish and wife, Mary F. Parrish of record in Book 3840, Page 10, in the Register's Office for Davidson County, Tennessee, dated November 30, 1964 and recorded on December 09, 1964. (as to the westerly half of said lot.)

AND

Being the same property conveyed to Elizabeth Johnson by Warranty Deed from Walter M. Parrish and wife, Mary F. Parrish of record in Book 3961, Page 768, in the Register's Office for Davidson County, Tennessee, dated November 20, 1965 and recorded on November 23, 1965. (as to the easterly half of said lot.)

The said Elizabeth Johnson nka as Elizabeth Farmer died intestate on or about July 28, 2023. Pursuant to Order Declaring Estate Insolvent and to Sell Real Property entered September 19, 2024, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Case No. 24P500, subject property vested solely in the Administrator of the Estate of Elizabeth Farmer. Subsequent Order Approving the Sale of Real Property by the Administrator entered December 6, 2024. Letters of Administration issued to Mike J. Urquhart on June 4, 2024.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page (s) 42 and 43, 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: **128 Fain St, Nashville, Tennessee 37210**.

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 11th DAY OF DECEMBER, 2024.

The Estate of Elizabeth J. Farmer

BY: _____
Mike Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE URQUHART, ADMINISTRATOR of the THE ESTATE OF ELIZABETH J. FARMER, 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 11th of December, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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