WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265442 DEEDWARR
04/28/2025 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20250428-0032626

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 05-09-2026
(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2025040041

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sherrilyn Denise Dovi and Koffi Havah Dovi	Citizens Savings Bank and Trust Co.	
(NAME) 1101 11th Avenue North	(NAME) 1917 Heiman Street	. 081-16-3C-001.00 CO
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **SEVEN HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($750,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANN T. GREEN & RICHARD LEE GREEN FAMILY TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KOFFI HAVAH DOVI AND SHERRILYN DENISE DOVI, HUSBAND AND WIFE**, 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:

The land is described as follows:

Land in Davidson County, Tennessee, being Unit No. 1101 on the plan of Declarations of Covenants and Conditions and Restrictions for 1101 and 1103 11th Avenue N, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Declarations of Covenants and Conditions and Restrictions for 1101 and 1103 11th Avenue N, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220503-0051177 and amended in Instrument No. 20241230-0100736, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to ROBERT R. PASLEY, by deed from BEN WILEY, JR., CHAIRMAN OF THE BOARD OF TRUSTEES OF MT. ZION BAPTIST CHURCH, of record in Book 7667, page 699, dated October 3, 1988, said Register's Office. (Only as to the easterly half of Lot 51, in Book 21, page 41, said Register's Office.)

Also being part of the same property conveyed to THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, by deed from RAYMOND L. BARRETT, CLERK & MASTER, of record in Book 5569, page 884, dated January 20, 1980, said Register's Office. THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, conveyed said property to BEULAH PASLEY AND ROBERT PASLEY, by Quitclaim Deed of record in Book 6699, page 470, dated October 14, 1985, said Register's Office. (Only as to the easterly half of Lot 52, in Book 21, page 41, said Register's Office.)

Also being part of the same property conveyed to IRA E. LONDON, AN UNMARRIED MAN, by deed from THOMAS W. HALES, JR. AND SISTER, ANN HALES EUBANKS, of record in Book 4865, page 146, dated October 28, 1974, said Register's Office. IRA E. LONDON conveyed said property to BEULAH PASLEY AND BROTHER, ROBERT PASLEY, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by Quitclaim Deed of record in Book 6826, page 691, dated April 10, 1986, and re-recorded in Book 6837, page 707, said Register's Office. BEULAH PASLEY died on or about December 18, 1987, leaving ROBERT PASLEY as the surviving tenant by the entirety. (Only as to the westerly half of Lot 52, in Book 21, page 41, said Register's Office.)

Also being part of the same property conveyed to MRS. CARRIE B. PASLEY AND LADDIE LEE PASLEY, EQUALLY, by deed from I. L. MOORE, TRUSTEE, of record in Book 721, page 68, dated June 3, 1924, said Register's Office. CARRIE B. PASLEY died intestate on or about February 4, 1943, leaving LADDIE LEE PASLEY, ELIZABETH GREEN, BEULAH OLIVIA PASLEY, WILLIAM PASLEY AND ROBERT PASLEY as her only Heirs-at-Law. WILLIAM PASLEY AND ROBERT PASLEY conveyed their interest in said property to ELIZABETH PASLEY GREEN, LADDIE LEE PASLEY AND BEULAH OLIVIA PASLEY, by deed of record in Book 1758, page 333, dated August 23, 1949, said Register's Office. (Only as to Lot 53, in Book 21, page 41, said Register's Office.)

ELIZABETH PASLEY GREEN died intestate on or about February 15, 1977, leaving RICHARD LEE GREEN, her son, as her only Heir-at-Law. (Only as to Lot 53, in Book 21, page 41, said Register's Office.)

BEULAH PASLEY aka BEULAH OLIVIA PASLEY died intestate on or about December 18, 1987, leaving LADDIE LEE PASLEY, ROBERT R. PASLEY, WILLIAM PASLEY AND RICHARD LEE GREEN as her only Heirs-at-Law. For further reference see Affidavit of Heirship of record in Book 7791, page 450, said Register's Office.

LADDIE LEE PASLEY died intestate on or about March 17, 1996, leaving ROBERT R. PASLEY, WILLIAM PASLEY AND RICHARD LEE GREEN as her only Heirs-at-Law. For further reference see Affidavit of Heirship of record in Instrument No. 20040312-0028709, said Register's Office.

WILLIAM PASLEY died intestate on or about November 25, 2001, leaving ROBERT R. PASLEY AND RICHARD LEE GREEN as his only Heirs-at-Law. For further reference see Affidavit of Heirship of record in Instrument No. 20040312-0028709, said Register's Office.

ROBERT R. PASLEY died testate on or about January 17, 2003, devising said property to RICHARD LEE GREEN, by will of record in Docket No. 03P486, in the Seventh Circuit Probate Court of Davidson County, Tennessee.

RICHARD LEE GREEN conveyed a 1/2 UNDIVIDED INTEREST TO ANN T. GREEN, by Quitclaim Deed of record in Instrument No. 20040312-0028710, dated February 19, 2004, said Register's Office. (Only as to Lot 53, in Book 21, page 41, said Register's Office.)

RICHARD LEE GREEN died testate on or about June 25, 2013. Pursuant to the terms of his will of record in Docket No. 13P1395, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Lots 51 & 52 vested in ANN T. GREEN as to the marital share and ANN T. GREEN, EXECUTOR OF THE ESTATE OF RICHARD LEE GREEN conveyed Lot 53 to ANN T. GREEN, AS TRUSTEE OF THE RICHARD LEE GREEN FAMILY TRUST by Executor's Quitclaim Deed of record in Instrument No. 20140304-0018285, dated February 10, 2014, said Register's Office.

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. 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.

Executed by my hand this the 24th day of April 2025.

Richard Lee Green Family Trust

BY: Ann T. Green, Trustee
Ann T. Green, Trustee

STATE OF Tennessee
COUNTY OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Ann T. Green, as Trustee for the Richard Lee Green Family Trust personally appeared before me this day and acknowledged the due execution of the foregoing instrument, ~~as Trustee~~.

Witness my hand and official seal, this the 24th day of April 2025.

Tuwana J. Bryant
Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Executed by my hand this the 25th day of April 2025.

Ann T. Green
Ann T. Green

STATE OF Tennessee
County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Ann T. Green, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of April 2025.

Tuwana J. Bryant
Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 04/25/2025.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 04/25/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 04/25/2025

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

