Karen Y Johnson Davidson County
Batch# 161988 DEEDWARR
11/16/2018 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20181116-0113211

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF NOVEMBER, 2018

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC TENNESSEE LISA A. SMITH STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chardae Hawley-Giddens	owner at owner's address	
(NAME)	(NAME)	092020H00100CO
2501A Scovel St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Titus Young Real Estate, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chardae Hawley-Giddens**, a married woman, as her sole and separate property, HEREINAFTER CALLED THE GRANTEE, HER 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 Unit A, on the Plan of 2501 Scovel Commons, attached as an Exhibit to the Declaration of Covenants, Conditions and Restrictions for 2501 Scovel Commons, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170928-0099617, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Titus Young Real Estate, LLC, a Tennessee limited liability company by Warranty Deed from Ibn Spicer, Trustee of the Charles Spicer Family Real Estate Trust of record in Instrument No. 20160509-0045534, Register's Office for Davidson County, Tennessee, dated May 03, 2016 and recorded on May 09, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2501A Scovel St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 15th day of November, 2018.

Titus Young Real Estate, LLC

By Dwayne J. Wootson, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Lisa White, a Notary Public of said County and State, personally appeared Dwayne J. Wootson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Titus Young Real Estate, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of Titus Young Real Estate, LLC by himself as Manager.

WITNESS my hand and official seal at office this 15th day of November, 2018.

Notary Public

My Commission Expires: 7/9/22

LISA A. WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019