19NT00087

Commitment Number: 19NT00087

After Recording, Send To:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Building 200, Suite 310,

Nashville, TN 37217

Karen Johnson Davidson County
Batch# 218073 DEEDWARR
04/15/2019 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $592.00
20190415-0034441

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
TNC Investments, LLC, 1011 Mulberry Street, Chester Springs, PA 19425

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-12-0-009.00

BANKRUPTCY TRUSTEE'S DEED

Larry Edmondson, Chapter 7 Trustee for Carl Lindsey, debtor, hereinafter grantor, whose tax-mailing address is 6100 Tower Cir. #300 Franklin, TN 37067, for $160,000.00 (One Hundred Sixty Thousand Dollars and Zero Cents) in consideration paid, grants, with fiduciary warranty covenants to **TNC Investments, LLC**, hereinafter grantee, whose tax mailing address is **1011 Mulberry Street, Chester Springs, PA 19425**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WJT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEJNG LOT NO. 71 ON THE MAP OF THE WATERS PLACES, AS OF RECORD IN BOOK 332, PAGES 136-137, REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.
Property Address is: 1717 Hanover Road, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was court order recorded at 20180914-0091374 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072-12-0-009.00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on April 4, 2019:

Larry Edmondson, Chapter 7 Trustee for Carl Lindsey, debtor

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 4, 2019 by **Larry Edmondson, Trustee for Chapter 7 Carl Lindsey, debtor,** who is personally known to me or has produced TDL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-21-2019

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $160,000, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4th day of April, 2019.

Stephanie Coleman
Affiant

Stephanie Coleman
Print Name

(Seal)

Notary Public

My commission expires: 10/7/19

Sean Huddleston
Print Name

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2021

Notary's Seal:

