Karen Johnson Davidson County
Batch# 321241 DEEDWARR
11/27/2019 09:26:21 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20191127-0122722

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2019. Notary Public MY COMMISSION EXPIRES: 03-08-21 (AFFIX SEAL)

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Daniel B. Pickney 5815 C Leslie Avenue Nashville, TN 37209	NEW OWNERS	091-10-0-141.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, John M. Oden Jr., unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Daniel B. Pickney, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of the Subdivision of Lots 39 and 40, of the B. F. Cockrill Farm, as of record in Book 332, Page 41, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John M. Oden, Jr. by Warranty Deed from Danny W. Tyce and wife, Brooke D. Tyce, dated 12/07/1993 and recorded 12/09/1993, of record in Book 9182, Page 305, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Emerald Coast Holdings LLC, a Tennessee Limited Liability Company by Quitclaim Deed from John Oden a/k/a John M. Oden, Jr., dated 07/28/2004 and recorded 08/20/2004, of record in Instrument 200408200100704 and Re-recorded recorded in Instrument 200502160017656, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to John M. Oden, Jr., by Quitclaim Deed from Emerald Coast Holdings, LLC, a Tennessee Limited Liability Company, dated 08/21/2009 and recorded 08/21/2009, of record in Instrument 200908210078921, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5815 C Leslie Avenue, Nashville, TN 37209

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/our hand(s) this the 25th day of November, 2019.

John M. Oden, Jr.

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John M. Oden, Jr., with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 25th of November, 2019.

Notary Public

My Commission Expires: 5.17.21

(SEAL)

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY