Karen Johnson Davidson County
Batch# 350068 DEEDWARR
01/29/2020 08:53:22 AM 2 pgs
Fees: $13.00 Taxes: $1,439.30
20200129-0010423

Warranty Deed

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $389,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of January, 2020.

Notary Public

My commission expires: 9/18/22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lindsay Latuska	Movement Mortgage, LLC	081-10-0-313.00
1626 25th Avenue North	8024 Calvin Hall Road	
Nashville, TN 37208	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BETHESDA CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LINDSAY LATUSKA, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 part of Lot No. 20 on the Plan of Georgia Industrial Realty Company's Subdivision of record in Plat Book 421, Page 188, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of 25th Avenue, North, as extended, at the southwest corner of the property conveyed to W. W. Burch by deed of record in Book 1517, page 620, said Register's Office; thence with the margin of 25th Avenue, North, extended, southerly 50 feet to a point in the south line of Lot No. 20; thence with the line of said lot easterly 143 feet to a point; thence northerly 50 feet to the said Burch's southeast corner as set forth in the above deed in Book 1517, page 620; thence with Burch's south line, westerly 143 feet to the easterly line of 25th Avenue North, extended, to the point of beginning.

Being the same property conveyed to JRG Properties, LLC by Warranty deed from Wendall Head, unmarried of record in Instrument No. 20150224-0015904 Register's Office for Davidson County, Tennessee, dated February 20, 2015 and recorded on February 24, 2015.

Being the same property conveyed to Bethesda Construction, LLC, a Tennessee limited liability company by Quitclaim deed from JRG Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20181204-0118364 Register's Office for Davidson County, Tennessee, dated December 03, 2018 and recorded on December 04, 2018.

Being also known as 1626 25th Avenue North Nashville, Tennessee 37208.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1626 25th Avenue North, Nashville, TN 37208, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of January, 2020.

Bethesda Construction, LLC, a Tennessee Limited Liability Company

By: _____
William Reynolds Greenleaf, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Reynolds Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Bethesda Construction, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of January, 2020.

_____
Notary Public

My Commission Expires: 5/3/21

