Warranty Deed

Karen Johnson Davidson County
Batch# 366586 DEEDWARR
03/04/2020 10:54:21 AM 2 pgs
Fees: $13.00 Taxes: $1,892.48

20200304-0023891

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $511,481.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2020.

Notary Public

My commission expires: 7/6/20

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:
Justin Floyd Tara Floyd	Legends Bank	071-16-0-213.00
1118A North 6th Street	310 N. First Street	
Nashville, TN 37207	Clarksville, TN 37040	

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, **NEW DAY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TARA FLOYD AND JUSTIN FLOYD, WIFE AND HUSBAND,** 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 Lots No. 125 and the North seven feet of Lot No. 126 on the Plan of record in Plat Book 421, page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lots and part of said Lot adjoin and front 69 feet on the West side of North Sixth Street and run back between parallel lines 165 feet to an alley.

Being a portion of the same property conveyed to Robert Lee Andrews and Willie Mai Andrews by Warranty deed from L.H. Gregory and wife, Mildred Gregory of record in Book 3166, page 107, Register's Office for Davidson County, Tennessee, dated December 29, 1960 and recorded on December 29, 1960.

Willie Mai Andrews having since died leaving Robert Lee Andrews.

Being a portion of the same property conveyed to Claris E. Andrews and Robert E. Andrews, as tenants in common by Quitclaim deed from Robert Lee Andrews of record in Book 7099, page 100, Register's Office for Davidson County, Tennessee, dated January 7, 1987 and recorded on January 7, 1987.

Being a portion of the same property conveyed to Claris E. Andrews by Quitclaim deed from Anthony S. Andrews of record in Book 7421, page 389, Register's Office for Davidson County, Tennessee, dated December 8, 1987 and recorded on December 8, 1987.

Being a portion of the same property conveyed to Venora Andrews to create an estate by the entirety by Quitclaim deed from Claris Andrews of record in Instrument No. 200002100013859 Register's Office for Davidson County, Tennessee, dated February 9, 2000 and recorded on February 10, 2000.

Claris Andrews having since died leaving Verona Andrews.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JWCL-19-1118

Being a portion of the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Warranty deed from Venora Andrews, single of record in Instrument No. 20190408-0031840 Register's Office for Davidson County, Tennessee, dated April 5, 2019 and recorded on April 8, 2019.

Being the same property conveyed to New Day Homes, LLC, a Tennessee limited liability company by Quitclaim deed from New Day Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20190416-0034947 Register's Office for Davidson County, Tennessee, dated April 5, 2019 and recorded on April 16, 2019.

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 1118A North 6th Street, Nashville, TN 37207 , 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 28th day of February, 2020.

New Day Homes, LLC, a Tennessee Limited Liability Company

By: _____

Jonathan Tarajano, Project Manager

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, **Jonathan Tarajano**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Project Manager of New Day Homes, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2020.

_____
Notary Public

My Commission Expires: 5-3-21

