# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH 2020.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

W-SB-RMX-20-1624

| THIS INSTRUMENT WAS PREPARED BY | Karen Johnson Davidson County |
|---|---|
| Rudy Title and Escrow, LLC | Batch# 376241 DEEDWARR |
| 2012 21st Avenue South | 03/23/2020 02:15:30 PM 2 pgs |
| Nashville, TN 37212 | Fees: $13.00 Taxes: $240.50 |
| | 20200323-0031557 |

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Joshua Grant Cuthbert** | New Owner | |
| (NAME) | (NAME) | |
| 1946 Dahlia Drive ~~1624 Emerald Drive~~ | | **069-15-0-015.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN ~~37218~~** 37210 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **909 DEVELOPMENT GROUP, LP, A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA GRANT CUTHBERT, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 13th, formerly the 21st, Civil District of Davidson County, Tennessee, being part of Tract No. 1 on the Plan of the M. W. Brown Farm, not of record and the Northeast part of Parcel marker "Reserved" on the Plan of Hydes Ferry Park, Section 2, as of record in Book 2330, page 176, Register's Office for said County, Tennessee, described together according to a survey made by Hickerson-Miller, Engineers, December 14, 1959, as follows:

Beginning at an iron pin on the Southeasterly margin of Emerald Drive at the most Westerly corner of that part of Tract No. 1, conveyed to James Utley and wife, by deed from Sam J. Chandler, III, of record in Book 2592, page 265, said Register's Office; thence with said Utley's Southwestern boundary line, South 46 degrees 15 minutes East 147 feet to an iron pin; thence South 7 degrees West 240 feet to an iron pin, the Southeast corner of the property conveyed to Lorensa A. Dennis and wife, by deed from H. A. Vantrease and wife, of record in Book 3027, page 124, said Register's Office; thence with the North Easterly line of said Dennis property North 29 degrees 15 minutes West 317.5 feet to the Southeasterly margin of Emerald Drive; thence with said Drive Northeastwardly 100 feet to the beginning.

Being the same property conveyed to 909 Development Group, LP, a Tennessee Limited Partnership by Warranty Deed from James Campbell Brown, a married man of record in Instrument No. 20171102-0112418 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 02, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2330, Page 176, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, Page 44, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1624 Emerald Drive, Nashville, Tennessee 37218**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 20th DAY OF MARCH, 2020.

909 Development Group, LP, a Tennessee Limited Partnership

BY: _____
Carolyn Lutz
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared CAROLYN LUTZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of 909 DEVELOPMENT GROUP, LP, A TENNESSEE LIMITED PARTNERSHIP, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 20th of March, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

_____

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____

My Commission Expires: 7/22/2022

Notary Seal (if on paper)