Karen Johnson Davidson County
Batch# 475411 DEEDWARR
09/15/2020 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20200915-0104819

# WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeremy Scott Bland | New Owner | |
| (NAME) | (NAME) | 092020F00100CO |
| 2410 Meharry Blvd. Lot 11 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE HERITAGE AT JEFFERSON LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jeremy Scott Bland**, a single person, HEREINAFTER CALLED THE GRANTEE, HIS/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 Unit No. 1 on the Plan of The Heritage at Jefferson, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20161202-0126840, as amended in Instrument No. 20190510-0044214, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being a part of the same property conveyed to The Heritage at Jefferson LLC, a Tennessee limited liability company by Special Warranty Deed from Donald Day and wife, Carol Brunson Day of record in Instrument No. 20160223-0017138, Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 23, 2016.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located Instrument Nos/ 20161202-0126840 amended at Instrument No. 20190510-0044214, 20160825-0088927, Book 421, Page 90, Book 4123, Page 291, Book 4148, Page 595, and Book 4152, Page 153 in the Register's Office of Davidson County, TN and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2410 Meharry Blvd #11 Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 9th day of September, 2020.

**The Heritage at Jefferson LLC**

**TITUS YOUNG REAL ESTATE LLC, Member of The Heritage at Jefferson LLC**

**By: Dwayne J. Wootson, Manager, of TITUS YOUNG REAL ESTATE LLC**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Dwayne J. Wootson, Manager, of TITUS YOUNG REAL ESTATE LLC, 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 Manager of TITUS YOUNG REAL ESTATE LLC Member of The Heritage at Jefferson LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of The Heritage at Jefferson LLC by himself as Manager of TITUS YOUNG REAL ESTATE LLC Member of The Heritage at Jefferson LLC.

WITNESS my hand and official seal at office this 9th day of September, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

# True Copy Certification

I, **Jennifer Pennell**, 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 according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022