# Warranty Deed

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|---|---|
| Karen Johnson Davidson County<br>Batch# 481301 DEEDWARR<br>09/23/2020 09:28:30 AM 3 pgs<br>Fees: $18.00 Taxes: $2,960.00<br>20200923-0109039 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $800,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 18th day of September, 2020.<br><br>Notary Public<br><br>My commission expires: 7/9/2024 |

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**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: |
|---|---|---|
| John Adam Evans | New Owner | 092-13-0-315.00 |
| 253 37th Avenue North | | |
| Nashville, TN 37209 | | |

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, **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN ADAM EVANS, AN UNMARRIED MAN**, 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 Lot No. 88 on the Plan of Shields New West Nashville Plan of record in Plat Book 57, Page 77, 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 the same property conveyed to Marcus Frazier, an unmarried man by Warranty deed from Justin W. Rogers, a married man and Renee B. Leymon an unmarried woman of record in Instrument No. 20070531-0064547 Register's Office for Davidson County, Tennessee, dated May 29, 2007 and recorded on May 31, 2007.

Being the same property conveyed to Kawesi Boatswain and Marcus Frazier by Quit Claim deed from Marcus Frazier of record in Instrument No. 20080206-0012556 Register's Office for Davidson County, Tennessee, dated February 05, 2008 and recorded on February 06, 2008.

Being the same property conveyed to Equity Trust Company by Final Decree Confirming Sale of record in Instrument No. 20100407-0026142 Register's Office for Davidson County, Tennessee, recorded on April 07, 2010. and Corrective Deed recorded dated July 223, 2019, In Instrument No. 20190723-0072348.

Title is also Prior Owner in Equity Trust Company pursuant to Default Judgment recorded on August 12, 2011, in Instrument No. 20110812-0062333; Default Judgment recorded on July 21, 2011, in Instrument No. 20110721-0056084 and Default Judgment recorded on July 22, 2011, in Instrument No. 20110722-0056470. and Default Judgment recorded dated July 03, 2019 in Instrument No. 20190603-0052375.

Being the same property conveyed to L.A.N.D. Group, LLC, a Tennessee limited liability company by Warranty deed from Equity Trust Company, custodian for the Benefit of Edward Meekira of record in Instrument No. 20190723-0072349 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 23, 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 253 37th Avenue North, Nashville, TN 37209, 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 18th day of September, 2020.

***L.A.N.D. Group, LLC, a Tennessee Limited Liability Company***

**By:** _____
**Brandon C. Knox, Sole 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 Brandon C. Knox, Sole Member, 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 Sole Member of L.A.N.D. Group, 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~~ company JBM for the purposes therein contained.

Witness my hand and seal this 18th day of September, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

## True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM