Karen Johnson Davidson County
Batch# 493821 DEEDWARR
10/12/2020 10:11:37 AM 2 pgs
Fees: $13.00 Taxes: $7,215.00

20201012-0118141

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT. 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen C. Light and Angel O. Massey	NEW OWNER	
(NAME)	(NAME)	
1310 7th Ave. N.		082 09 0 031.00
(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, WE, **KENNETH L. SACKS AND LISA G. SACKS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN C. LIGHT AND ANGEL O. MASSEY;** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: *husba ıd a ıd wife

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of North Nashville Real Estate Company of record in Plat Book 21, Page 105, 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 Kenneth L. Sacks and Lisa G. Sacks, husband and wife, by Warranty Deed from Branan White, unmarried, of record in Instrument No. 20170623-0063283, in the Register's Office of Davidson County, Tennessee, dated June 22, 2017 and recorded on June 23, 2017.

Being the same property conveyed to Kenneth L. Sacks and Mary Lisa Sacks, Trustees of the Sacks Trust dated October 19, 2015, by Quitclaim Deed from Kenneth L. Sacks and Lisa G. Sacks, husband and wife, of record in Instrument No. 20170726-0075354, in the Register's Office of Davidson County, Tennessee, dated July 24, 2017 and recorded on July 26, 2017.

Being the same property conveyed to Kenneth L. Sacks and Lisa G. Sacks, husband and wife, by Quitclaim Deed from Kenneth L. Sacks and Mary Lisa Sacks, Trustees of the Sacks Trust dated October 19, 2015, of record in Instrument No. 20170801-0077682, in the Register's Office of Davidson County, Tennessee, dated July 31, 2017 and recorded on August 01, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1310 7th Ave. N., 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 October, 2020

KENNETH L. SACKS

LISA G. SACKS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth L. Sacks and Lisa G. Sacks, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2020.

Commission expires:

Notary Public

