RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 495648 DEEDWARR
10/14/2020 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20201014-0119377

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $270,000.00.

Affiant

Sworn to and subscribed before me this 14th day of October, 2020.

Notary Public

My Commission Expires: 02/24/2024

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Kevin Nash and Phyllis Nash 7550 George Nash Road White House, TN 37188	New Owner(s)	019-13-0-045.00

This Indenture is made on the 14th day of October, 2020, by and between **DEUCE PROPERTIES LLC, A LIMITED LIABILITY COMPANY** ("Grantor"), and **KEVIN NASH AND PHYLLIS NASH** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2-A on the Plan of Final Plat of Resubdivision of Lot Two of Prater Subdivision of record in Plat at Instrument No. 20050914-0110625, 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 Deuce Properties LLC, a Limited liability company by Warranty deed from Peter G. Prater and wife, Dorothy W. Prater of record in Instrument No. 20070904-0106019 Register's Office for Davidson County, Tennessee, dated August 31, 2007 and recorded on September 04, 2007 and Deed of Correction recorded on March 27, 2008, in Instrument No. 20080327-0030729.

This is improved property known as 212 Jackson Street, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 8250, Page 668, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20050914-0110625, Register's Office of Davidson County, Tennessee.

4. Easement of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 14th day of October, 2020.

GRANTOR:

Deuce Properties LLC, a Limited liability company

BY: Joel L. Randolph
Joel L. Randolph

Title: MANAGER
Managing Member

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

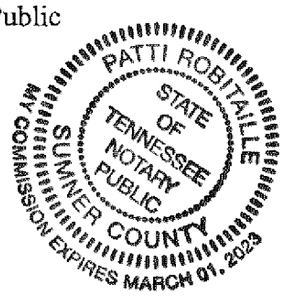
Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JOEL L. RANDOLPH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Managing Member of DEUCE PROPERTIES, LLC, and is authorized by such llc to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of October, 2020.

Patti Robitaille

Notary Public

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, JILL KUMMER, 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.

Jill Kummer

Jill Kummer

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, LISA HODGES, a notary public for this county and state, JILL KUMMER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 02/26/2024

