WARRANTY DEED

Karen Johnson Davidson County
Batch# 496647 **DEEDWARR**
10/15/2020 02:57:34 PM 2 pgs
Fees: $13.00 Taxes: $5,815.66

20201015-0120215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,571,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
LaDonna Y. Boyd	New Owner	Parcel ID: 118 14 0 105.00
(NAME)	(NAME)	
3529 Crestridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Province Builders LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LaDonna Y. Boyd**, a single woman, 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:

Lend in Davidson County, Tennessee, being Lot No. 26 on the Plan of Longview Manor, Sections One and Two, of record in plat Book 1424, page 127, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same lands described in a conveyance from James V. Doramus, married, to Province Builders, LLC, a Tennessee Limited Liability Company, by Deed recorded August 26, 2019 in Instrument Number 20190826-0085706, Register's Office, Davidson County, Tennessee.

Further known as: 3529 Crestridge Drive, Nashville, TN 37204
Parcel Id(s) 118 14 0 105.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 7-SB-BMR-20529

unimproved ☐

This is improved ☒ property, known as 3529 Crestridge Drive, Nashville, TN 37204

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 our hands this 8th day of Oct, 2020

Province Builders LLC

BY: _____
John Swift, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John Swift as Member of Province Builders LLC, the bargainor, 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.

Witness my hand and official seal, this the 8th of October, 2020.

_____
Notary Public

My Commission Expires: 11-30-20

(SEAL)

J HILTON CONGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY