Karen Johnson Davidson County
Batch# 509580 DEEDWARR
11/05/2020 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $593.85
20201105-0130222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,500.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 2ND DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANIEL V. MISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Redemption Properties, LLC, a Tennessee Limited Liability Company	Redemption Properties, LLC (NAME)	
1806 28th Ave (ADDRESS)	59 Blue Ridge Trace (ADDRESS)	081-06-0-139.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Yolanda Y. Floyd-Demery, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Redemption Properties, LLC, a Tennessee Limited Liability Company , hereinafter called the Grantees, their heirs and assigns, that 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. 8 on the Plan of Cumberland Gardens of record in Plat Book 2900, Page (s) 3 and 4, 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 Hazel E. Washington and Thomas C. Jordan, both unmarried as tenants in common with the right of survivorship by Warranty deed from Estate of Walter Swett of record in Book 10190, page 172, Register's Office for Davidson County, Tennessee, dated August 28, 1996.

Thomas C. Jordan died leaving Hazel E. Washington as the remaining tenant in common. Hazel E. Washington died on 07/18/10 leaving Yolanda Yvette Floyd-Demery as her only heir by Affidavit of Heirships recorded on October 21, 2010 of record in Instrument No. 20101021-0084297 and Instrument No. 20101021-0084298.

Being the same property conveyed to Yolanda Y. Floyd-Demery, unmarried by Quit Claim deed from Yolanda Yvette Floyd-Demery, unmarried of record in Instrument No. 20110318-0021383 Register's Office for Davidson County, Tennessee, dated January 03, 2011.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1806 28th Ave, 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/our hand(s) this 2nd day of November, 2020.

WARRANTY DEED
(Continued)

Yolanda Y. Floyd-Demery

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yolanda Y. Floyd-Demery, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of November, 2020.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2023

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

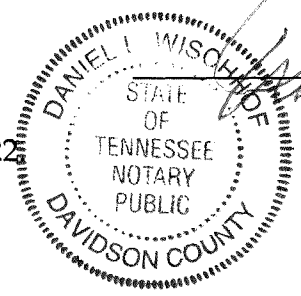
CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



My commission expires 7/9/2022