Karen Johnson Davidson County
Batch# 518513 DEEDWARR
11/19/2020 09:37:30 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20201119-0136181

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT201000494

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 16th day of November, 2020

Notary Public

MY COMMISSION EXPIRES:

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karina S. Houston **2309 Lacy St.** **Nashville, TN 37208**	Lincoln Home Loans, LLC 40 Burton Hills Blvd., Suite 200 Nashville, TN 37215	**081-06-0-368.00**

FOR AND IN 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,

The Fixer, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karina S. Houston, A Single Woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSION COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING a certain parcel of land located in Davidson County, Tennessee, and being Lot No. 44 on the Map of Subdivision of part of Lot 16 on the Nichol Plan, as of record in Plan Book 2, Page 49, Chancery Court, Nashville.

Said Lot No. 44 fronts 50 feet on the southerly side of Lacy Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to The Fixer Inc., a Tennessee corporation, by Warranty Deed from Bertha M. Staton Cavitt, an unmarried woman, dated 3/18/2019 and recorded 3/22/2019 in Instrument No. 20190322-0026259, Register's Office for Davidson County.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2309 Lacy St., Nashville, TN 37208**
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 16th day of November, 2020.

The Fixer, Inc.

BY: _____
Glen Van Avery, President

BY: _____
Norman Baker, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Glen Van Avery with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of The Fixer, Inc. the within named bargainor, and corporation, and that he as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Glen Van Avery as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of November, 2020.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Norman Baker with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary of The Fixer, Inc. the within named bargainor, and corporation, and that he as such Secertary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Norman Baker as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of November, 2020.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY