Karen Johnson Davidson County
Batch# 526182 DEEDWARR
12/08/2020 10:27:58 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20201208-0142257

WARRANTY DEED

2020-1942

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of December, 2020.

(Affix Seal) Notary Public
My Commission Expires: 6-24-2023

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
American Homes, LLC 637 Nevins Place Nolensville, TN 37135-7440	NEW OWNER	08112016700

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shaury Robert Bond, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **American Homes, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

LOT 191 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHER'S ADDITION TO NASHVILLE, CALLED THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO ELLA MARGARET BREWER BY EXECUTOR'S DEED FROM MARGARET WINTON, EXECUTRIX OF THE LAST WILL AND TESTAMENT OF HENRITTA BREWER OF RECORD AS (BOOK) 9370 (PAGE) 696.

THE SAID, ELLA MARGARET BREWER, HAS SINCE DEPARTED THIS LIFE ON JANUARY 1, 2020, LEAVING A LAST WILL AND TESTAMENT DULY FILED AND PROBATED AS ESTATE NO. 20P 998 IN THE DAVIDSON COUNTY PROBATE DIVISION, WHEREIN HE/SHE DID NOMINATE SHAURY ROBERT BOND AND DEMOND DEALO BOND, AS BENEFICIARIES, TO WHOM TITLE WAS GRANTED IN COURT ORDER RECORDED OCTOBER 13, 2020 IN INSTRUMENT NO. 20201013-0118910.

BEING THE SAME PROPERTY CONVEYED TO SHAURY ROBERT BOND BY QUIT CLAIM DEED FROM DEMOND DEALO BOND DATED MARCH 31, 2020 AND RECORDED OCTOBER 21, 2020 IN INSTRUMENT NO. 20201021-0122526, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

( ) unimproved
This is (X) improved property know as 1609 9th Avenue N, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 3rd day of December, 2020

Shaury R. Bond

Shaury Robert Bond

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Shaury Robert Bond, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of December, 2020.

Notary Public
My Commission Expires: 6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County