WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9986-MC

WARRANTY DEED

Karen Johnson Davidson County
Batch# 539810 DEEDWARR
12/22/2020 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20201222-0151692

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024

(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grant W. Stubblefield	New Owner	071-12-0-180.00
(NAME)	(NAME)	
711 Oneida Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, **Tennessee Investment Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Grant W. Stubblefield, an unmarried man.**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 79 and 80, on the plan of VICTORY HEIGHTS SUBDIVISION, of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, and described according to a survey by John Kohl & Co. dated February 14, 1969, as follows:

Beginning at a point in the northerly margin of Oneida Avenue at the corner of Lots Nos. 80 and 81; thence westwardly along the northerly margin of Oneida Avenue 66 feet to a point; thence northerly 136 feet, more or less, to the rear line; thence easterly 65.5 feet, more or less to a point; thence southerly 148.5 feet, more or less, to the beginning.

Being the same property conveyed to William Alexander and Walton Alexander and wife, Clara Alexander by Warranty Deed dated 03/31/1998 from James M. Gore and wife, Carol C. Gore of record in Book 10869, Page 381, Register's Office for Davidson County, Tennessee. Walton Alexander died on August 18, 2002 leaving Clara Alexander as the sole surviving tenant by the entirety.

Being the same property conveyed to Shenita Johnson, an unmarried woman by Quit Claim Deed dated 08/16/2013 from Clara Alexander, an unmarried woman of record in Instrument 201308200087480, Register's Office for Davidson County, Tennessee.

William Alexander died intestate on January 12, 2012 leaving Mya Alexander, Monica Alexander, De'Angelo Alexander and Marquez Wright as his sole heirs at law as evidenced by Affidavit of Heirship of record in Instrument 202005130049779, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shenita Johnson by Quit Claim Deed dated 02/24/2020 from Marquez William Wright of record in Instrument 202005130049780, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shenita Johnson by Quit Claim Deed dated 02/28/2020 from D'Angelo Alexander of record in Instrument 202005130049781, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shenita Johnson by Quit Claim Deed dated 04/03/2020 from Mya Alexander of record in Instrument 202005130049782, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shenita Johnson by Quit Claim Deed dated 04/03/2020 from Monica Alexander of record in Instrument 202005130049783, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Investment Group, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 05/08/2020 from Shenita Johnson of record in Instrument 202006050057721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to All matters as set forth per Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 711 Oneida Avenue, Nashville, TN 37207
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 18th day of December, 2020.

TENNESSEE INVESTMENT GROUP, LLC, A
TENNESSEE LIMITED LIABILITY COMPANY

Christopher Wilson
Member

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher Wilson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Tennessee Investment Group, LLC, a Tennessee Limited Liability Company and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Member.

WITNESS my hand and seal this 18th day of December, 2020.

Notary Public Andee Anthony
My Commission Expires: _____



RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129

202012220151692

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

