Karen Johnson Davidson County
Batch# 544536 DEEDWARR
01/04/2021 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20210104-0000547

Warranty Deed

J. BRANDON MILLER TENNESSEE NOTARY PUBLIC My Comm Exp. May 2, 2022 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $130,000.00. Affiant Subscribed and sworn to before me, this the 28th day of December, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
L.A.N.D. Group, LLC	New Owner	083-01-0-439.00
9308 Chevoit Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN M. NOVAK AND CORTNEY L. NOVAK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described according to an unrecorded survey of Barry Greer and Associates dated June 12, 1964, as Parcel "D" and being Lot 24 and a part of Lot 23 on the map of the James Burns Subdivision of record in Book 421, page 40, Register's Office, and described as follows:

Beginning at a point on the Northerly margin of Manila Avenue being the Southwest corner of Lot 24 of the James Burns Subdivision and the intersection of said Manila Avenue with a former alley right of way; thence North 03 degrees 50 minutes East 101.10 feet along the original lot line of Lot 24 and Lot 23 to a point; thence South 87 degrees 18 minutes East 47 feet to a point; thence North 03 degrees 50 minutes East 10.00 feet to a point; thence South 87 degrees 18 minutes 16 seconds East 120.00 feet to a point; thence South 03 degrees 50 minutes 51 seconds West and North 88 degrees 28 minutes 40 seconds West a distance of 109.62 feet to the point of beginning, containing 11,500 square feet, more or less.

Being the same property conveyed to Thomas Lee Sanders, an unmarried individual by Warranty deed from Gary W. Hudgens, an unmarried individual of record in Instrument No. 2013104-0110662 Register's Office for Davidson County, Tennessee, dated October 9, 2013 and recorded on October 24, 2013.

Being the same property conveyed to Jonathan M. Novak and Cortney L. Novak by Warranty deed from Thomas Lee Sanders, unmarried of record in Instrument No. 20201106-0130508 Register's Office for Davidson County, Tennessee, dated October 29, 2020 and recorded on November 06, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 Manila Avenue (Lot 439), Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of December, 2020.

Jonathan M. Novak

Cortney L. Novak

STATE OF Minnesota
COUNTY OF Olmsted

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan M. Novak and Cortney L. Novak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of December, 2020.

M JOLENE LIEN
COMM. #20361682
Notary Public
State of Minnesota
My Commission Expires 1/31/2022

Notary Public M. Jolene Lien

My Commission Expires: 01/31/2022

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

