Karen Johnson Davidson County
Batch# 552754 DEEDWARR
01/12/2021 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210112-0005260

WARRANTY DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Tom Howard and Brailey Lenderman	SEND TAX BILLS TO: owners at owners address	MAP-PARCEL NUMBERS
(NAME) 901 Oneida Ave	(NAME)	07112019500
(ADDRESS) Nashville TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kelvin A. Moses**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Tom Howard and Brailey Lenderman,** husband and wife, HEREINAFTER CALLED THE GRANTEE, 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, being Lot No. 95 on the Map of Victory Heights Subdivision of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a Point in the North margin of Oneida Avenue. at the corner of the Lot Nos 95 and 96: thence with the line between said lots, Northerly 167.4 feet to a point; thence Westerly 60.7 feet to the Easterly margin of Montgomery Avenue: thence with the margin of the same Southerly 143.1 feet (144.6 feet field measurement) to beginning of a curve; thence around said curve Southeasterly 39.27 feet to the North margin of Oneida Avenue; thence with the margin of the same Easterly 36.4 feet to the beginning.

Being the same property conveyed to Kelvin A Moses by Quit Claim Deed dated December 21, 2020 of record at Instrument No. _202101120005259____ in the Register's office of Davidson County, TN.
Being previously conveyed to BEING BLACK EMPOWERMENT INVESTMENT GROUP LLC by Quit claim Deed recorded December 11, 2020 at Instrument No. 20201211-0145590 in the Register's Office of Davidson County, TN.
Being previously conveyed to Kelvin A. Moses by Warranty deed from HBG Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20200423-0042630 Register's Office for Davidson County, Tennessee, dated April 21, 2020 and recorded on April 23, 2020.

****Seller warrants that this property has not been used as his primary residence.****

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 901 Oneida Ave. 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 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 hand this 21st day of December, 2020.

Kelvin A. Moses

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kelvin A. Moses** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of December, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY