PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 553554 DEEDWARR
01/13/2021 10:14:10 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20210113-0005815

JANICE H. COLLINS — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,999.00

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF January, 2021.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Taylor D. Lucero	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	NEW: 08115064400
1818 Scovel St. Unit B		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(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, **Titus Young Real Estate, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Taylor D. Lucero**, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidosn County, Tennessee, being Lot No. 5 on the Plan of 1818 Scovel St., Phase 1 of record in Plat Instrument No. 20190403-0030304, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Titus Young Real Estate, LLC, a Tennessee limited liability company, by virtue of that certain Warranty Deed dated September 12, 2019, and being of record at Instrument No. 20190913-0092661 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, 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 1818 B Scovel St Nashville, TN 37208
(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 11th day of January, 2021.

Titus Young Real Estate, LLC

By: Dwayne J. Wootson, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Dwayne J. Wootson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Manager** of **Titus Young Real Estate, LLC**, the within named bargainer, and that he as such, **Manager**, executed the foregoing instrument by signing the name of **Titus Young Real Estate, LLC** by himself as manager.

WITNESS my hand and official seal at office this 11th day of January, 2021.

Notary Public

My Commission Expires: 7.5.2021

