Karen Johnson Davidson County
Batch# 572279 DEEDWARR
02/10/2021 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20210210-0019202

WARRANTY DEED

SARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Demetria M. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF DECEMBER, 2020.

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: Demetria M. Allen	SEND TAX BILLS TO: owner at property address	MAP-PARCEL NUMBERS
(NAME) **2205 11th Avenue North**	(NAME)	08103017800
(ADDRESS) Nashville, TN 37208	(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, **LIVING DEVELOPMENT CONCEPTS, INC., a Tennessee Non Profit Corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Demetria M. Allen**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD (NEW) AT THE NORTHWEST INTERSECTION OF 11TH AVENUE NORTH AND CECILIA AVENUE, SAID ROD BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 33, PLAN OF BUENA VISTA (BOOK 57, PAGE 26 R.O.D.C., TN; THENCE WITH THE NORTHERLY MARGIN OF SAID CECILIA AVENUE S 73°01'37" W 85.68 FEET TO AN IRON ROD (NEW) AT THE SOUTHEAST CORNER OF THE JMR INVESTMENTS, LLC & COLE WOODWORKS, LLC PROPERTY (INSTRUMENT # 20170426-0040775 R.O.D.C., TN); THENCE LEAVING SAID NORTHERLY MARGIN OF CECILIA AVENUE WITH SAID JMR / COLE WOODWORKS EASTERLY LINE N 11°01'15" W 95.28 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF THE JAMES HORNER, ET UX PROPERTY (BOOK 5278, PAGE 772 R.O.D.C., TN); THENCE WITH SAID HORNER N 79°16'09" E 85.00 FEET TO AN IRON ROD (NEW) ON THE WESTERLY MARGIN OF SAID 11TH AVENUE NORTH; THENCE WITH SAID WESTERLY MARGIN S 11°10'07" E 85.96 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 7712.96 SQ. FT. OR 0.18 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED 5-7-2019 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC., P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD, TN R.L.S. #1838

Being the same property conveyed to Living Development Concepts, Inc., by Quitclaim deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20181011-0100930 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 11, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No. 20181011-0100929 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 2205 11th Ave. N 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 29th day of December, 2020.

Living Development Concepts, Inc.

Henry O. Miller, President

By: Henry O Miller, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen, a Notary Public of said County and State, personally appeared Henry O Miller, 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 President of Living Development Concepts, Inc., the within named bargainor, a Tennessee nonprofit corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office this 29th day of December, 2020.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022