Karen Johnson Davidson County
Batch# 584669 DEEDWARR
03/04/2021 11:30:30 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20210304-0028294

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

A-EI-20-112

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abel Construction Group, LLC	**New Owner**	
(NAME) **5421 Highway 100**	(NAME)	**064 09 0 060.00** **064 09 0 061.00**
(ADDRESS) **Nashville, TN 37205-2931**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **JAMES R. ALCORN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABEL CONSTRUCTION GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Parcel 1 (112 Commerce Street):

Being Westerly 75 feet of Lot Nos. 23, 25, 27 and 29 in Block B on the Hadley's Bend City as of record in Book 421, Page 120, in the Register's Office for Davidson County, Tennessee.

Parcel 2 (110 Commerce Street):

Being Easterly 75 feet of Lots Nos. 23, 25, 27 and 29 of Block "B" on the Hadley's Bend City Subdivision, as of record in Book 421, Page 120, in the Register's Office for Davidson County, Tennessee.

Said part of Lots Nos. 23, 25, 27 and 29 fronts 75 feet on the Northerly side of Commerce Street and runs back between parallel lines, with the Westerly margin of an alley, 100 feet to the Southerly line of lot No. 21.

Parcel 1

Being the same property conveyed to James R. Alcorn, by Executor Deed from Randall W. Alcorn, Executor of the Estate of Dollie N. Alcorn, a widowed woman, of record in Instrument No. 20201222-0151976, in the Register's Office of Davidson County, Tennessee, dated December 15, 2020 and recorded on December 22, 2020.

Being the same property conveyed to Dollie Alcorn, unmarried, by Quit Claim Deed from Shirley Shutters, as an heir to the Estate of NEvelyn Northcutt (as to her interest), of record in Instrument No. 20050804-0091960, in the Register's Office of Davidson County, Tennessee, dated August 01, 2005 and recorded on August 04, 2005. The said Dollie Alcorn having deceased on December 28, 2019 (also see Probate at Case No. 20P-1074).

Being the same property conveyed to Dollie Alcorn, unmarried, by Quit Claim Deed from Harry Northcutt, Charles Northcutt, Grace Wheeler, Louise Carrington, Marie Bressi, David Northcutt and Mary McCord, as heirs to the Estate of NEvelyn Northcutt (as to their interests), of record in Instrument No. 20050214-0016706, in the Register's Office of Davidson County, Tennessee, dated January 26, 2005 and recorded on February 14, 2005.

Being the same property conveyed to Charley Northcutt and wife, NEvelyn Northcutt, by Warranty Deed from Lewis L. Hurt and J. Morgan Hurt, executors of the estate of Daisy Johnson Hurt, deceased, of record in Book 2300, Page 379, in the Register's Office of Davidson County, Tennessee, dated September 03, 1954 and recorded on October 08, 1954. The said Charley Northcutt having deceased on June 16, 1982. The said NEvelyn Northcutt having deceased on October 15, 2000.

Parcel 2

Parcel 2

Being the same property conveyed to James R. Alcorn, by Quit Claim Deed from Michael W. Alcorn, of record in Instrument No. 20210113-0006055, in the Register's Office of Davidson County, Tennessee, dated December 21, 2020 and recorded on January 13, 2021.

Being the same property conveyed to James R. Alcorn and Michael W. Alcorn, as tenants-in-common, by Executor Deed from Randall W. Alcorn, Executor of the Estate of Dollie N. Alcorn, a widowed woman, of record in Instrument No. 20201222-0151975, in the Register's Office of Davidson County, Tennessee, dated December 15, 2020 and recorded on December 22, 2020. The said Dollie Alcorn having deceased on December 28, 2019 (also see Probate at Case No. 20P-1074).

Being the same property conveyed to Dollie Alcorn, for her sole and separate use, by Installment Deed from George F. Cranor and wife, Nancy S. Cranor, of record in Book 3435, Page 492, in the Register's Office of Davidson County, Tennessee, dated May 03, 1962 and recorded on September 25, 1962.

This conveyance is subject to:
• County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hadley's Bend City, as recorded in Plat Book 421, Page(s) 120.

• No coverage is provided as to the amount of acreage or square footage of the land.

• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **110 & 112 Commerce St, Old Hickory, Tennessee 37138**.

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), their heirs and 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), 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/our hand(s) this the 2nd DAY OF MARCH, 2021.

James R. Alcorn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. ALCORN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of March, 2021.

Notary Public
My Commission Expires: 5·2·22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212