WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-1051-AP

Warranty Deed

Karen Johnson Davidson County
Batch# 587180 DEEDWARR
03/08/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20210308-0030118

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $499,900.00.

Affiant

Subscribed and sworn to before me, this the 5th day of March, 2021.

Notary Public

My commission expires: 3 6 2024

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:
John McClure Angela McClure	New Owner(s)	091-10-3A-001.00-CO
5602 B Lozier Street		
Nashville, TN 37209		

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, **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MCCLURE AND ANGELA HUDSON AKA ANGELA MCCLURE, HUSBAND AND WIFE**, 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, being Units A as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions for Homes at 5602 Loner, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20200514-0050333 , Register's Office for Davidson County, Tennessee. By-Laws shown on Exhibit "B" included in the Declaration of Covenants, Conditions, and Restrictions for Homes at 5602 Lozier.

Being the same property conveyed to Barbara Faye Swann, unmarried by Warranty deed from Floyd A. Garmon and wife, Janet Garmon of record in Book 10811, page 810, Register's Office for Davidson County, Tennessee, dated February 19, 1998 and recorded on February 26, 1998.

Barbara Faye Swann died February 4, 2018, she left heirs Harold Michael Swann, James D. Swann and Randy Boyles per Affidavits of Heirship recorded at Instrument Nos. 20200514-0050329 and 20200514-0050328. There is also an Order of Intestate Administration of record at Docket No. 18P-976 in the Seventh Circuit Court for Davidson County, Tennessee

Being a portion of the same property conveyed to L.A.N.D. Group, LLC, a Tennessee limited liability company by Warranty deed from Harold Michael Swann, James D. Swann and Randy Boyles of record in Instrument No. 20200514-0050332 Register's Office for Davidson County, Tennessee, dated May 08, 2020 and recorded on May 14, 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 5602 B Lozier Street, Nashville, TN 37209, 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 5th day of March, 2021.

L.A.N.D. Group, LLC

By: _____
Brandon C. Knox, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon C. Knox, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of L.A.N.D. Group, LLC , a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5th day of March, 2021.

_____
Notary Public

My Commission Expires: 5/3/21



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

