WARRANTY DEED

Karen Johnson Davidson County
Batch# 587707 DEEDWARR
03/09/2021 10:58:14 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20210309-0030824

File No.: RES-21-1710A-MS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-21-24
(AFFIX SEAL)

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 21, 2024

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leighton Mills Cubbage, Jr.	NEW OWNER	
(NAME)	(NAME)	081 03 3P 002.00
1710A Pecan Street Nashville, TN 37208		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, we, **MUSTARD SEED LIVING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LEIGHTON MILLS CUBBAGE, JR., AN UNMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1710 Pecan Street, a Horizontal Property Regime, of record in Instrument Number 20191206-0126146, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being a part of the same property conveyed to Hollis Gaines and wife, Frona Gaines, by Deed from Judge Buford and wife, Hortense Buford, dated June 19, 1941, recorded June 21, 1941, in Book 1198, Page 158, in the Register's Office of Davidson County, Tennessee. The said Hollis Gaines died June 1, 1982. The said Frona Gaines died May 10, 1984, devising her interest in said property to Mai Ella Toran, by Last Will and Testament of record in Book 9499, Page 313, said Register's Office. Mai Ella Toran having died May 13, 2011, passing subject property to her heirs Aaron Toran (Sr.), Aaron Toran, Jr., Richy Toran, and DaJuana J. Toran.

Aaron Toran (Sr.), Richy Toran, and DaJuana J. Toran conveyed their interest in subject property to Aaron Toran Jr., by Quitclaim Deed dated June 3, 2012, recorded June 5, 2012, in Instrument No. 20120605-0049037, in the Register's Office of Davidson County, Tennessee.

Subject property having been further conveyed from Aaron Toran, Jr. by and through Robert Greene, as Trustee, to Aaron Toran, Jr. and Kishia K. Towns, as joint tenants with right of survivorship, by Quitclaim Deed recorded August 29, 2014, in Instrument No. 20140829-0079028, in the Register's Office of Davidson County, Tennessee.

Subject property having been further conveyed from Aaron Toran, Jr. and Kishia Towns to Aaron Toran, Jr., by Quitclaim Deed recorded December 20, 2016, in Instrument No. 20161220-0133651, in the Register's Office of Davidson County, Tennessee.

Subject property having been further conveyed from Aaron Toran, Jr. to DaJuana Toran by Quitclaim Deed recorded August 21, 2018, in Instrument No. 20180821-0082924, in the Register's Office of Davidson County, Tennessee.

Subject property having been further conveyed from Dajuana Toran to Mustard Seed Living, LLC, a Tennessee limited liability [company], by Quitclaim Deed recorded November 12, 2019, in Instrument No. 20191112-0116204, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1710A Pecan Street, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (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 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 5th day of March, 2021

Mustard Seed Living, LLC, a Tennessee Limited Liability Company

By: _____
Dajuana Toran, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Dajuana Toran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Mustard Seed Living, LLC, the within named bargainor, a Limited Liability Company, and that such Dajuana Toran as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

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

_____
Notary Signature
My commission expires: 3/6/24

