Karen Johnson Davidson County
Batch# 598812 DEEDWARR
03/23/2021 03:19:12 PM 2 pgs
Fees: $13.00 Taxes: $7,098.45
20210323-0038459

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,918,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th 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

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jake Greatens and Cassie Greatens	Jake Greatens and Cassie Greatens	Parcel ID: 115-12-0-009.00-000
(NAME)	(NAME)	
6204 Vosswood Dr.	Same as New owner	
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Province Builders, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jake Greatens and Cassie Greatens, husband and wife**, hereinafter called the Grantees, 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 Lot No. 161, West Meade Farms Inc., Section G, as shown on plat of record in Plat Book 1835, Page 115, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lynn P. Casey, Unmarried, By Warranty Deed from Robert R. Flack and wife, Deborah A. Flack dated February 19, 1997 recorded February 21, 1997, of record in Book 10355, Page 719 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Province Builders, LLC, a Tennessee Limited Liability Company, By Warranty Deed from Lynn P. Casey, unmarried dated December 19, 2019 recorded December 26, 2019, of record as Instrument No. 20191226-0133244 Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6204 Vosswood

2102-0093

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6204 Vosswood Drive, Nashville, TN 37205

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 our hands this 12th day of March, 2021

Province Builders, LLC

BY: _____

John Swift, Member

STATE OF TENNESSEE

COUNTY OF DeKalb

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Swift, 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 Member of Province Builders, LLC and is authorized to execute the instrument on behalf of Province Builders, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Member.

Witness my hand and official seal, this the 12th of March, 2021.

Julianna C. Gassaway

Notary Public

JULIANNA C. GASSAWAY STATE OF TENNESSEE NOTARY PUBLIC DeKALB COUNTY

My Commission Expires: 10-30-23

(SEAL)

(SEAL)