Karen Johnson Davidson County
Batch# 605869 DEEDWARR
04/05/2021 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210405-0043607

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 30th day of March, 2021.

Notary Public
My Commission Expires:

2021-84

Address of New Owner:	Send Tax Bills to:	Tax Information:
L&S Development, LLC	NEW OWNER	
660 Vernon Avenue		091-05-0-145.01
Nashville, TN, 37209		

WARRANTY DEED

For and in 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, we

Joseph Lee Garcia, an unmarried man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

L&S Development, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Tract I: Land in Davidson County, Tennessee, being part of Lot No. 22 on the map showing re-Subdivision of the Westover Subdivision of Lot No. 37, Cockrill Plan, as of record in Book 421, Page 25, said Register's Office for Davidson County, Tennessee.

Bounded on the South by line dividing part 22 on the said map; bounded on the West by the Northern portion of part 18 as shown on the said map; bounded on the East by West margin of Briley Parkway; bounded on the north line by dividing parts 21 and 22 on said map.

Tract II: Being the Northerly one-half of Lot No. 18 on the map showing the re-subdivision of Westover Subdivision of Lot No. 37, Cockrill plan, as of record in Book 421, Page 25, Register's Office for Davidson County, Tennessee.

Said Northerly one-half of Lot No. 18 fronts 50 feet on the Easterly side of Vernon Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Joseph Lee Garcia, unmarried by Warranty Deed from Misty Meadows Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20090729-0071068 Register's Office for Davidson County, Tennessee, dated July 24, 2009 and recorded on July 29, 2009.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **660 Vernon Avenue, Nashville, TN 37209.**

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.

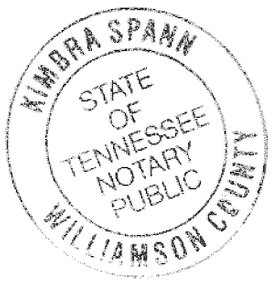
Witness our hands this 30th day of March, 2021.

Joseph Lee Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2021.



Notary Public – Kimbra Spann
My Commission Expires: 02/20/2023

True Copy Certification

I, Kimbra Spann, 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.

Kimbra Spann

State of Tennessee
County of Davidson

Personally appeared before me, April D. Wideman, a notary public for this county and state, Kimbra Spann, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

April D. Wideman
My commission expires: 3/13/2023

