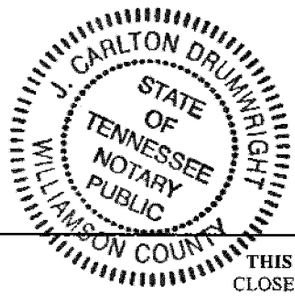
Karen Johnson Davidson County
Batch# 617279 DEEDWARR
04/16/2021 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210416-0051530

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/16/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/9/2021

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3695

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Larry Wisniewski		061-16-0-183.00-CO
122 Generals Retreat Pl		
Franklin, TN 37064		

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,

Terrell A. Broady, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LRW Holdings, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEE(S), 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 the Northerly parts of Lot Nos. 49, 50, 51 and 52 of Block C on the Plan of Resubdivision of Sunnymeade, Unit 1, as of record in Book 974, Pages 56 and 57, Register's Office for said County and described according to a copy of a survey made by Z.T. Wilkinson, Surveyor, dated June 5, 1950, as follows:

Beginning at a point in the Westerly margin of Kennedy Avenue said point being 254.4 feet North of the intersection of Kennedy Avenue and Ardee Avenue, being the new Northwest corner of the property of T.W. Lunsford and wife, thence Westerly across said Lot and along Lundsford new Northerly line 195.8 feet to a point in the line between Lots 48, and Lot 49; thence Northerly along the line between said lots 60.9 feet to the Northwest corner of Lot 49; thence Easterly along the rear line of Lots 49, 50, 51 and 52 South 62 degrees 30 minutes East 103.4 feet to the Westerly margin of Kennedy Avenue; thence with said Avenue Southerly 71 feet to the point of beginning.

Being the same property conveyed to Eddie Redmon, Jr by Quitclaim deed from Adavantage Title and Escrow of record in Instrument No. 20090916-0086327 Register's Office for Davidson County, Tennessee, dated September 14, 2009 and recorded on September 16, 2009.

Being the same property conveyed to Eddie Redmon, Jr., and wife, Luidie Jordan Redmon by Warranty deed from I, Terry K. Watson, married of record in Instrument No. 200007130069436 Register's Office for Davidson County, Tennessee, dated June 30, 2000 and recorded on July 13, 2000.

Being the same property conveyed to Terrell A. Broady by Warranty deed from Roderich Redmon, Linda Bennett, Jeffrey Redmon, Terry Greer, and Sandra Redmon of record in Instrument No. 20200603-0057134 Register's Office for Davidson County, Tennessee, dated May 14, 2020 and recorded on June 03, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4005 Kennedy Avenue Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on April 16, 2021}.

Terrell A. Broady

Said property being held for investment purposes only and has never been the marital residence of the Grantor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Terrell A. Broady, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 16, 2021.

Notary Public

My Commission Expires: 10/11/21

File #: 2021-3695

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

