Karen Johnson Davidson County
Batch# 632191 DEEDWARR
05/10/2021 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,451.25
20210510-0062494

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ20-0776

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $662,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of April, 2021

Notary Public

Commission Expires: 12-28-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Burton Tracy Peake, III 3726 Park Avenue Nashville, TN 37209	new owner	092-13-0-053.00

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, I/WE,

LandConex, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Burton Tracy Peake, III

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. 13, Block 8 on the Plan of Charlotte Park Company's Second Addition to Nashville of record in Book 57, Pages 160 and 161, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 50 feet on the northerly side of First Avenue, now Park Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to LandConex, LLC, a Tennessee Limited Liability

Company by Warranty Deed from John Blackwell of record in Instrument No. 20190214-0014072, Register's Office for Davidson County, Tennessee, dated February 07, 2019 and recorded on February 14, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein. The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 3726 Park 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 so 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.

Dated this the 27th day of April, 2021.

LandConex, LLC, a Tennessee Limited Liability Company

By: _____
Craig Dotson, Member

By: _____
Kenneth Murphy, Member

STATE OF TENNESSEE
COUNTY OF KNOX

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

Witness my hand and official seal at Knoxville, Tennessee this 27th day of April, 2021.

JENNIFER B. YOUNG
NOTARY PUBLIC
STATE OF TENNESSEE
KNOX COUNTY
My Comm. Exp. 12-28-2021

_____
Notary Public
My Commission Expires:
12-28-2021

True Copy Certification

I, Margaret Philpott, 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.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23