Karen Johnson Davidson County
Batch# 654735 DEEDWARR
06/11/2021 10:46:30 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20210611-0078893

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

2021-700

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

(Affiant)

Sworn to and subscribed before me this 9 day of June, 2021.

Notary Public

My commission expires:

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Landon Development Group, LLC (NAME)	**NEW OWNER** (NAME) Landon Development Group, LLC	**115-12-0-101.00**
205 Powell Pl #352 (ADDRESS)	Brentwood, TN 37027 (ADDRESS)	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lawrence D. Lubow, Trustee of Lawrence D. Lubow Living Trust dated August 30, 2018 and Jane D. Lubow, Trustee of Jane D. Lubow Living Trust dated August 30, 2018**, "the Grantors," has this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Landon Development Group, LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 14 on the Plan of West Meade Village, as of record in Book 3700, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all the same property conveyed to Lawrence Lubow and wife, Jane Lubow by deed from Vickie N. Williams, single, of record in Book 11528, page 736, Register's Office for Davidson County, Tennessee. Subsequently, Lawrence Lubow and wife, Jane Lubow quitclaimed their interest, for the express purpose of severing the tenancy by the entirety, to Jeffrey Mobley, Trustee and then Jeffrey Mobley, Trustee, having conveyed his interest to Lawrence D. Lubow and Jane D. Lubow, as equal tenants in common (and not as tenants by the entirety and note as joint tenants with rights of survivorship), by deed of record in Instrument No. 20180904-0087305, Register's Office for Davidson County, Tennessee. Then Jane D. Lubow having conveyed her interest to Jane D. Lubow and/or Lawrence D. Lubow, Trustees of the Jane D. Lubow Living Trust by deed of record in Instrument No. 20180914-0091239 and Lawrence D. Lubow having conveyed his interest to Lawrence D. Lubow and/or Jane D. Lubow, Trustees of the Lawrence D. Lubow Living Trust by deed of record in Instrument No. 20180914-0091240, Register's Office for Davidson County, Tennessee.

The said Lawrence Lubow and Lawrence D. Lubow is one and the same person.
The said Jane Lubow and Jane D. Lubow is one and the same person.

This is improved property commonly known as 6044 Bresslyn Road, Nashville, TN 37205.

202106110078893

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes or special assessments which are not shown as existing liens by the public records, (7) If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment, and (8) Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of June, 2021.

Lawrence D. Lubow

Jane D. Lubow

Lawrence D. Lubow Living Trust

By: _____
Lawrence D. Lubow, Trustee

Jane D. Lubow Living Trust

By: _____
Jane D. Lubow, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of June, 2021, before me personally appeared Lawrence D. Lubow and Jane D. Lubow, individually, and Lawrence D. Lubow, Trustee of Lawrence D. Lubow Living Trust dated August 30, 2018 and Jane D. Lubow, Trustee of Jane D. Lubow Living Trust dated August 30, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of June, 2021.

Notary Signature
My commission expires: 1/26/25

LESLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 2021-700