Karen Johnson Davidson County
Batch# 666819 DEEDWARR
06/28/2021 01:31:44 PM 2 pgs
Fees: $13.00 Taxes: $950.90

20210628-0087361

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $257,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2021.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
SEYWARD O. DAVIS 1107 LAURENT STREET NASHVILLE, TN 37206	NEW OWNER	08301006500

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FED DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **SEYWARD O. DAVIS, A MARRIED WOMAN,** hereinafter called the Grantees, their successors 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 SOUTHERLY 50 FEET OF LOT NUMBER 25 AND THE SOUTHERLY 50 FEET OF THE WESTERLY 25 FEET OF LOT NUMBER 24 ON THE MAP OF JONAS AND BRADFORD SUBDIVISION AS OF RECORD IN BOOK 161, PAGE 142, REGISTER'S OFFICE FOR SAID COUNTY.

SAID SOUTHERLY PART OF LOT NUMBR 25 AND THE SOUTHERLY PART OF WESTERLY 25 FEET OF LOT NUMBER 24 FRONTS 50 FEET ON THE EASTERLY SIDE OF KLINE (LAURENT) STREET AND EXTENDS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF AN ALLEY, 75 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO FED DEVELOPMENT, LLC A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED DATED MARCH 31, 2013, BY EVAN FEDOROVICH, A SINGLE MAN, OF RECORD IN INSTRUMENT NO. 20130501-0043754, DAVIDSON COUNTY REGISTER OF DEEDS.

FURTHER BEING THE SAME PROPERTY CONVEYED TO EVAN FEDOROVICH BY CASH DEED FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON D. C., OF RECORD IN INSTRUMENT NO. 20111107-0086672, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 25, 2011, AND RECORDED ON NOVEMBER 7. 2011.

This property is improved property known as 1107 LAURENT STREET, NASHVILLE, TN 37206.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her 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 this 23RD day of MARCH, 2021.

FED DEVELOPMENT, LLC

BY: _____
EDWARD T. FEDOROVICH, AUTHORIZED SIGNATORY

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD T. FEDOROVICH, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained and that s/he is the AUTHORIZED SIGNATORY of FED DEVELOPMENT, LLC, and as the AUTHORIZED SIGNATORY of FED DEVELOPMENT, LLC has authority to so act.

Witness my hand and seal this 28TH day of JUNE, 2021.

_____
Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON