FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **386,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/07/2021** Notary Public MY COMMISSION EXPIRES: 1-8-24 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 676274 **DEEDWARR**
07/14/2021 10:42:48 AM 2 pgs
Fees: $13.00 Taxes: $1,428.20

20210714-0094604

WARRANTY DEED

This Instrument Prepared By and Return To:

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3827

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy Coon	New Owner	**096-11-0-114.00**
(NAME) **627 Gailwood Lane**	(NAME)	
(ADDRESS) **Nashville, TN, 37214**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **508 Investors, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stacy Coon,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 598, on the map of Cloverhill, Section No. VIII, as shown on the plat of the same of record in Plat Book 2331, Pages 10 and 11, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 598 fronts 138 feet on the easterly side of Gailwood Lane and runs back between lines, 249.9 feet on the northerly line and 245.5 feet on the southerly line, to a dead line in the rear on which it measures 138 feet.

Being the same property conveyed to 508 Investors, LLC, a Limited Liability Company by Deed dated January 14, 2021 from Mike Lamb and Linda McKenzie, recorded January 26, 2021, in Instrument Number 20210126-0011191, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **627 Gailwood Lane, Nashville, TN 37214**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **7th** day of **July, 2021**.

508 Investors, LLC

Theodore J. Bertuca, Member

STATE OF **TENNESSEE**
COUNTY OF ~~DAVIDSON~~ WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Theodore J. Bertuca, Member, whom I am personally acquainted and who upon his oath acknowledged himself to be a Member and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of 508 Investments, LLC.

WITNESS my hand and official seal this the **7th day of July, 2021**.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY