Karen Johnson Davidson County
Batch# 685263 DEEDWARR
07/28/2021 01:46:30 PM 2 pgs
Fees: $13.00 Taxes: $647.50
20210728-0101661

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736257**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 27th day of July, 2021. Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

WARRANTY DEED

Address New Owner: L.A.N.D. Group, LLC 9308 Chevoit Drive Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-06-0-395.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Farrell and Christine White Farrell, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **L.A.N.D. Group, LLC, a Tennessee limited liability company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2 , as shown on the map entitled Final Plat Re-Subdivision of Part of Lot 41 Map of Kenmore Place, of record in Instrument No. 20210617-0081897, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to JOHN FARRELL AND WIFE, CHRISTINE WHITE FARRELL, by deed from GERTRUDE MCCONNELL SKINNER, EXECUTRIX OF THE ESTATE OF LILLIAN C. TRAVIS, of record in Instrument No. 20110316-0020773 , dated March 15, 2011 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 072-06-0-395.00.

Matters shown on the Plan of record in Instrument No. 20210617-0081897, said Register's Office.

Easement(s) granted to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003779, said Register's Office.

This is improved property located at 1195 Kenmore Place Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2021.

John Farrell

Christine White Farrell

Christine White Farrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Farrell and Christine White Farrell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2021.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

My Commission Expires: _____

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 27th day of July, 2021.

Robert L. Scruggs, Affiant

7-27-2021
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 27th day of July, 2021

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023