Karen Johnson Davidson County
Batch# 686186 DEEDWARR
07/28/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20210728-0101808

COUNTY OF DAVIDSON
DEBORAH J. COHEN
STATE OF TENNESSEE
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF **JULY, 2021.**

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OWEN DEVELOPMENT, LLC	New owner(s)	**083-13-0-246.00**
(NAME) **1301 DICKERSON PIKE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BRENTON L. TEVEIT AND D. SANDRA GRIFFITH, A/K/A SANDRA GRIFFITH, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **OWEN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS 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 one-half of Lot 63 on the Map of Payne, Blakemore and Cummings' Addition to East Nashville, of record in Book 57, Page 70, Register's Office for said County.

Said Part of Lot 63 fronts 25 feet on the easterly side of South 12th Street and runs back between parallel lines 161 feet to an alley.

Being the same property conveyed to Brenton L. Teveit and D. Sandra Griffith, husband and wife, from Roger D. Tucker and Peggy Daniel, by deed dated September 28, 2009, of record in Instrument No. 20091005-0092018, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 57, Page 70; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved( ) property, known as **0 SOUTH 12TH STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do 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.

Witness our hands this 26th day of July, 2021.

Brenton L. Teveit by Connie M. Williams, Attorney in fact
BRENTON L. TEVEIT
By: Connie M. Williams, his Attorney in Fact

Sandra Griffith by Connie M. Williams, Attorney in fact
SANDRA GRIFFITH
By: Connie M. Williams, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2021, before me personally appeared **Connie M. Williams, Attorney in Fact for Brenton L. Teveit**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Brenton L. Teveit**, and who acknowledged that she executed the same as the free act and deed of **Brenton L. Teveit**.

Witness my hand and official seal at office this 26th day of July, 2021.

My commission expires: **May 2, 2022**

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DEBORAH J. COHEN COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2021, before me personally appeared **Connie M. Williams, Attorney in Fact for Sandra Griffith**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Sandra Griffith**, and who acknowledged that she executed the same as the free act and deed of **Sandra Griffith**.

Witness my hand and official seal at office this 26th day of July, 2021.

My commission expires: **May 2, 2022**

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DEBORAH J. COHEN COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/28/2021 (date ~~of document~~).

Affiant Signature

07/28/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL