Karen Johnson Davidson County
Batch# 687984 DEEDWARR
07/30/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210730-0102997

WARRANTY DEED

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: May 05 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-061241

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Harlan J. Alford	Mutual Federal Bank	
(NAME)	(NAME)	
8624 Griffith Rd	2212 W. Cermak Road	154-00-0-065.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Chicago, IL 60608-3917	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LANNIE T. WEY, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARLAN J. ALFORD, UNMARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th Civil District of Davidson County, Tennessee, being more particularly described according to a survey made by Stanford and Associates, dated October 12, 1974, and a survey made by John B. Kohl, III, dated January 22, 1991, as follows:

Beginning on the Westerly margin of Griffith Road at the Northeast corner of the Mary S. Richardson and Donald L. Meir property; thence with said Griffith Road North 39 degrees 44 minutes 40 seconds West 300.00 feet to an iron pin; thence South 46 degrees 32 minutes West 754.50 feet to an iron pin; thence South 50 degrees 24 minutes East 301.66 feet to the Northwest corner of the Mary S. Richardson and Donald L. Meir property; thence with their Northerly line North 46 degrees 32 minutes East 700.16 feet to the point of beginning. Source of description: John E. Kohl, III License No.100, 400 7th Avenue South, Nashville, TN 37203.

Being the same property conveyed to Lannie T. Wey, a single man by Warranty deed from James C. Mitchell and Susan C. Mitchell, husband and wife of record in Instrument No. 20140318-0022344 Register's Office for Davidson County, Tennessee, dated March 13, 2014 and recorded on March 18, 2014.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 8624 Griffith Rd, Nashville, TN 37221
(House No.) (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 my/our hand(s) this the 28th day of July, 2021

Lannie T. Wey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Lannie T. Wey, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2021.

Notary Public

My Commission Expires: 5-2-22

(SEAL)

SARAH SIMMONS
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 02, 2022
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 7-28-2021.

Affiant

Date: ~~August~~ July 30, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of ~~August,~~ July 2021.

Notary Public

My Commission Expires: 5/14/2025

AVERY COSTELLO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY