Karen Johnson Davidson County
Batch# 693828 DEEDWARR
08/10/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20210810-0107530

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $**150,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2021.

Notary Public

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021070198

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
CTINC, LLC	SAME AS NEW OWNER	
(NAME) 1919 15th Ave North	(NAME)	081-03-0-100.00
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($150,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AUGUSTUS L. CHURCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CTINC, LLC**, 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 Davidson County, Tennessee, being part of Lot No. 31, as shown on the map entitled Owen's Buena Vista Lots, of record in Book 15, pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GUS CHURCH, by deed from HELENA ALEXANDER SANDERS, of record in Book 6047, page 353, dated April 20, 1983, said Register's Office.

GUS L. CHURCH died on or about August 16, 2016, leaving AUGUSTUS L. CHURCH as the surviving heir established by Affidavit of Heirship of record as Instrument No. 20160912-0095357, said Register's Office.

AUGUSTUS L. CHURCH further conveyed said property by Quitclaim Deed to LASHAWN EASLEY of record as Instrument No. 20180820-0082140, dated August 14, 2018, said Register's Office.

LASHAWN EASLEY further conveyed said property by Quitclaim Deed to AUGUSTUS L. CHURCH of record as Instrument No. 20210625-0086802, dated June 25, 2021, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2139 15th Ave. North Nashville, TN 37208
(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.

Executed by my hand this 2nd day of July 2021.

Augustus L Church

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public for the above State and County, personally appeared **Augustus L Church** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 2nd day of July 2021.

Notary Public

My Commission Expires: May 7, 2022

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 7/14/21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date **07/14/2021**
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021.**

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

