Karen Johnson Davidson County
Batch# 710420 DEEDWARR
09/07/2021 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,055.35
20210907-0119364

Warranty Deed

WHEN RECORDED RETURN TO Midtown Title, LLC 2920 Berry Hill Dr. #210 Nashville, TN 37204 File No. 1-12151-RR	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $555,500.00. Affiant Subscribed and sworn to before me, this the 1st day of September, 2021. Notary Public My commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicholas Amaral Katelyn Felts	New Owner(s)	091-14-0I-002.00-CO
42 Twin Street		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS AMARAL, AN UNMARRIED MAN, AND KATELYN FELTS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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 in Davidson County, Tennessee, being Unit B of Homes At 505 Snyder Avenue a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Homes At 505 Snyder Avenue, a Horizontal Property Regime with Private Elements, as shown on Declaration of record in Instrument No. 20200916-0105883, in the Register' s Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Joyce F Cole, a single person by Warranty deed from Leonard Melton and wife, Martha T Melton of record in Book 6500, page 874 Register's Office for Davidson County , Tennessee, dated February 28, 1985 and recorded on October 10, 1984.

Being a portion of the same property conveyed to Jimmy D Byford and wife, Janette Byford by Warranty deed from Joyce F Cole, Unmarried of record in Book 9474, page 815 Register's Office for Davidson County , Tennessee, dated September 21, 1994 and recorded on September 26, 1994.

Being a portion of the same property conveyed to Neal and Jennifer Meledandri by Quitclaim deed from Jimmy and Janette Byford of record in Instrument No. 20160726-0076882 Register's Office for Davidson County, Tennessee, dated July 26, 2016 and recorded on July 26, 2016. and Corrective Quitclaim Deed Recorded on September 08, 2019 and recorded in Instrument No. 20190918-0094744.

Being a portion of the same property conveyed to Neal Meledandri and Jennifer Meledandri by Quitclaim deed from State of Tennessee, acting by its Commissioner of Transportation of record in Instrument No. 20190503-0041699 Register's Office for Davidson County, Tennessee, dated April 04, 2019 and recorded on May 03, 2019.

Being a portion of the same property conveyed to Michaels Real Estate, LLC, A Tennessee Limited Liability Company by Warranty deed from Neal Meledandri and Jennifer Meledandri, Husband and wife of record in Instrument No. 20200730-0083869 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on July 30, 2020.

Being a portion of the same property conveyed to L.A.N.D. Group, LLC, A Tennessee Limited Liability Company by Warranty deed from Michaels Real Estate, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200915-0105419 Register's Office for Davidson County, Tennessee, dated September 11, 2020 and recorded on September 15, 2020.

Being also known as 42 Twin Street Nashville, TN 37209.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 42 Twin Street, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of September, 2021.

L.A.N.D. Group, LLC, a Tennessee Limited Liability Company

By: _____
Brandon C. Knox, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon C. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of L.A.N.D. Group, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of September, 2021.

DREW BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3/3/25

Certificate of Authenticity

I, Cassidy Lawallen, do hereby make oath that I am 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 9.1.21.

Affiant Signature

9.2.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of September, 2021.

Notary's Signature
My Commission Expires: 5.7.2024

Notary's Seal

