Karen Johnson Davidson County
Batch# 710912 DEEDWARR
09/07/2021 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,055.35
20210907-0119527

Warranty Deed

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	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 31st day of August, 2021. Notary Public My commission expires: 09/02/2024

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:
Amanda George George Rakees George	Gardner Financial Services, LTD dba Legacy Mutual Mortgage	091-14-0I-001.00-CO
40 Twin Street	3503 Paesanos Parkway	
Nashville, TN 37209	San Antonio, TX 78231	

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 **AMANDA GEORGE AND GEORGE RAKEES GEORGE, A MARRIED COUPLE**, 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:

A. G
G. G

Land in Davidson County, Tennessee, being Units A together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 505 Snyder Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200916-0105883 being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jimmy D. Byford and wife, Janette Byford by Warranty deed from Joyce F. Cole 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 & Jennifer Meledandri by Quitclaim deed from Jimmy & Janette Byford of record in Instrument No. 20160726-0076882, corrected by Corrective Quitclaim Deed of record in Instrument No. 20190918-0094744, Register's Office for Davidson County, Tennessee, dated July 06, 2016 and recorded on July 26, 2016.

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.

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 40 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 31st day of August, 2021.

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

By: _____
Brandon 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 Knox, Sole Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of L.A.N.D. Group, LLC, a Tennessee Limited Liability Company, and that he/she, 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 31st day of August, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

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 09/02/2021 (date ~~of document~~).

Affiant Signature

09/02/2021
Date

State of TN

County of DAVIDSON

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

Eliza Whitfield
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