WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 555,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2021.

Notary Public

COMMISSION EXPIRES: 9-6-22

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 711299 DEEDWARR
09/08/2021 10:16:20 AM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20210908-0120081

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin A. Sciranko Jennifer Lynn Sciranko	New Owner	091-14-0-012
(NAME)	(NAME)	
504 Newton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **L.A.N.D. Group, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin A. Sciranko and Jennifer Lynn Sciranko, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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 PARTS OF LOT NOS. 126 AND 127 ON THE MAP OF WEST NASHVILLE HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF NEWTON AVENUE ATA POINT 50 FEET NORTH OF THE NORTHERLY MARGIN OF TWIN STREET, THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS, BY DEED FROM C. E. FISHER AND WIFE, OF RECORD IN BOOK 3399, PAGE 343, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY LINE OF SAID STATE PROPERTY, NORTH 76 DEGREES 39' EAST 101.1 FEET TO THE DIVIDING LINE BETWEEN LOT NOS. 125 AND 126, AT A POINT 59.9 FEET NORTH OF THE NORTHERLY MARGIN OF TWIN STREET; THENCE WITH THE SAID DIVIDING LINE, NORTHWARD 60.1 FEET TO A POINT 50 FEET SOUTH OF THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WESTWARD AND PARALLEL WITH SAID ALLEY 100 FEET TO THE EASTERLY MARGIN OF NEWTON AVENUE; THENCE WITH SAID AVENUE, SOUTHWARDLY 70 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED TH EREFROM, IS THE CONVEYANCE TO THE STATE OF TENNESSEE FROM JIMMY D. BYFORD AND WIFE, JANETTE BYFORD, RECORDED APRIL 8, 2002 IN INSTRUMENT NO. 20020408-0042644, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN LINE EXISTING RIGHT OF WAY OF NEWTON STREET, SAID POINT BEING ON THE NORTHERN PROPOSED RIGHT OF WAY OF RELOCATED TWIN STREET, AND BEING 14.977 METERS (49.14 FEET) LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 1+974.143; THENCE SOUTH 49 DEGREES 40 MINUTES 19 SECONDS EAST ALONG THE PROPOSED RIGHT OF WAY OF RELOCATED TWIN STREET, AND BEING 10.823 METERS (35.509) FEET) TO A POINT 6.079 METERS (19.944 FEET) LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 1+980.328; THENCE IN A NORTHEASTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2,793.950 METERS (9,166.48 FEET) ALONG THE PROPOSED RIGHT OF WAY OF RELOCATED TWIN STREET, AN ARC LENGTH OF 21.637 METERS (70.988 FEET) TO A POINT ON THE EASTERN LINE OF THE PROPERTY OWNED, THE COMMON LINE WITH PROPERTY OWNED BY RUDOLPH V. NEELY, ET UX, OF RECORD IN BOOK 4572, PAGE 696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING 6.050 METERS (19.85) FEET LEFT 0F RELOCATED TWIN STREET SURVEY CENTERLINE STATION 2+002.013, THENCE SOUTH 05 DEGREES 15 MINUTES 20 SECONDS EAST ALONG THE COMMON LINE, AND BEING 3.471 METERS (11.388 FEET) TO A POINT ON THE SOUTHEASTERN CORNER OF THE

PROPERTY, THE COMMON CORNER WITH PROPERTY OWNED BY RUDOLPH V. NEELY, SAID POINT BEING ON THE NORTHERN EXISTING RIGHT OF WAY OF TWIN STREET, AND BEING 2.600 METERS (8.53 FEET), MORE OR LESS, LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 2+001.400, MORE OR LESS; THENCE SOUTH 74 DEGREES 23 MINUTES 58 SECONDS WEST ALONG THE EXISTING RIGHT OF WAY OF TWIN STREET, AND BEING 29.366 METERS (96.345 FEET) TO A POINT LOCATED ON THE SOUTHWESTERN CORNER OF THE PROPERTY OWNED, SAID POINT ALSO LOCATED ON THE EASTERN RIGHT OF WAY LINE OF NEWTON STREET, AND BEING 2.400 METERS (7.874 FEET), MORE OR LESS, LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 1+972.000, MORE OR LESS; THENCE NORTH 05 DEGREES 15 MINUTES 20 SECONDS WEST ALONG THE EXISTING RIGHT OF WAY LINE OF NEWTON STREET, AND BEING 12.747 METERS (41.822 FEET) TO THE POINT OF BEGINNING, CONTAINING 137.800 SQUARE METERS (1,482 SQUARE FEET), MORE OR LESS.

Being the same property conveyed to L.A.N.D. Group, LLC, a Tennessee limited liability company by Warranty Deed from Alison Rodgers and Allen Rodgers, wife and husband,, field for record on September 14, 2020 as Instrument No. 20200914-0104581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 504 Newton Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town)(State) 37209 (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, successors 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, successors 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 3rd day of September, 2021.

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

By: 9/3/21
Brandon C. Knox, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **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 a **Sole Member of L.A.N.D. Group, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as a Sole Member.

WITNESS my hand and seal this 3rd day of September 2021.

Notary Public

Commission Expires: _____

