Karen Johnson Davidson County
Batch# 741901 DEEDWARR
10/22/2021 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20211022-0142371

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W-SB-WR-21-2323

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
L.A.N.D Group, LLC	Same As New Owner	
(NAME)	(NAME)	**081-02-0-042.00**
9308 Chevoit Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EARLETTA DAWN SMITH AND MAHIDYA AYANNA THOMPSON AND YASMEEN AMANI THOMPSON AND VERLENE BELL SMITH,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **L.A.N.D GROUP, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Buena Vista Heights Addition of record in Plat Book 161, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Said lot No. 118 fronts 50 feet on the East side of 23rd Avenue North, and runs back between parallel lines 150 feet to an alley.

Being the same property previously conveyed to Vernon L. Bell and wife, Earline Bell by Deed from Joseph G. Williams and wife, Tabitha C. Williams of record in Book 3849, page 782, Register's Office for Davidson County, Tennessee, dated January 7, 1965 recorded on January 12, 1965.

Frances Gayenell Smith died May 16, 2009 and Vernon L. Bell died July 4, 2009.LESS and EXCEPT that property conveyed for Right-of-Way Acquisition to Metropolitan Government of Nashville and Davidson County, State of Tennessee, being described in Warranty Deed of record in Instrument No. 20070411-0043244, in the Register's Office for Davidson County, Tennessee, dated February 23, 2007 and recorded April 11, 2007.

Being the same property conveyed to George H. Thompson, III, Trustee by Quitclaim Deed from Vernon L. Bell and wife, Earline Bell of record in Book 8745, page 292, Register's Office for Davidson County, Tennessee, dated September 26, 1992 and recorded on October 01, 1992 and within the same deed the said George H. Thompson, III, Trustee conveyed his interest in the subject property to Vernon L. Bell and wife, Earline Bell, a life estate, with remainder interest to Verlene Bell Smith, Earletta Dawn Smith and Gaynelle Falencia Smith. The said Gaynelle Falencia Smith aka Falencia Gaynelle Smith having since died on May 16, 2009. Her heirs are Mahidya Ayanna Thompson and Yasmeen Amani Thompson as stated in Affidavit of Heirship recorded in Instrument No. 202110220142370

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee.
- Warranty Deed to Metropolitan Government of Nashville and Davidson County for R.O.W. acquisition and temporary construction easement of record in Instrument No. 200704110043244, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2323 23rd Ave N, Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th DAY OF OCTOBER, 2021.

Earletta Dawn Smith

Mahidya Ayanna Thompson

Yasmeen Amani Thompson

Verlene Bell Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARLETTA DAWN SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2021.

Notary Public
My Commission Expires: 9/02/2024
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAHIDYA AYANNA THOMPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2021.

Notary Public
My Commission Expires: 9/02/2024
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YASMEEN AMANI THOMPSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2021.

Notary Public
My Commission Expires: 9/02/2024
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VERLENE BELL SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of October, 2021.

Notary Public
My Commission Expires: 9/02/2024
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Robert L. Scruggs, 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 the 19th day of October, 2021.

Robert L. Scruggs, Affiant — Date 10/19/2021

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 19th day of October, 2021

Notary's Signature

MARY GAIL PORTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023