Karen Johnson Davidson County
Batch# 779207 DEEDWARR
12/23/2021 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20211223-0169717

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF December, 20 21

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

COUNTY OF DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
MELANIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: URBAN CAPITAL, LLC	SEND TAX BILLS TO: URBAN CAPITAL, LLC	MAP-PARCEL NUMBERS
(NAME)	(NAME)	09209034700
290 Ed Harris Rd (ADDRESS)	290 Ed Harris Rd (ADDRESS)	
Ashland City TN 37015 (CITY) (STATE) (ZIP)	Ashland City TN 37015 (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, **Lanthia F Simmons, Janie Ferguson, Felecia Ferguson, and Janice Ferguson, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN CAPITAL, LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS 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 Lot No. 52 on the Plan of resubdivision of the Wilcox property, as described and of record in Book 421, Page 42, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more particular description.

Being the same property conveyed to Lanthia F. Simmons, Janie Ferguson, Felecia Ferguson and Janice Ferguson, by virtue of that certain Affidavit of Heirship(s) Deed dated October 20, 2021, and being of record at Instrument No. 20211022-0142107 and 20211022-0142108 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to William C.Ferguson and wife, Mary C. Ferguson, by virtue of Deed dated November 28, 1975 at Book 4975, Page 790 in the said Register's Office. William C. Ferguson having died on/or about July 24, 2008, having pre-deceased Mary C. Ferguson. Mary C. Ferguson having since died on/or October 4, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3323 Felicia St Nashville, TN 37209
(House Number) (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.

Witness my hand this 15th day of December, 2021.

Lanthia E Simmons

Janie Ferguson

Felecia Ferguson

Janice Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lanthia F. Simmons, Janie Ferguson, Felecia Ferguson and Janice Ferguson** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of December, 2021.

Notary Public

My Commission Expires: 9-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly Mason, 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 12.15.21.

Holly Mason
Affiant Signature

12.15.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of December, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-8-22