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 $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2022.

Notary Public

COMMISSION EXPIRES: _____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 803033 DEEDWARR
02/10/2022 08:12:30 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20220210-0015331

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Thomas Lana	Same As New Owner	070-08-0-035 and 070-08-0-038
(NAME)	(NAME)	
1543 11th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **Andre C. Holder, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Thomas Lana, a single man,** 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:

Tract 1
Land in Davidson County, Tennessee, being the North 15 feet of Lot 208 and all of Lot 209 on the Plan of Haynies Republican, as of record in Book 161, page 92, Register's Office for said County.

Said part of Lot 208 and lot 209 adjoin and front together 40 feet on the west side of McKinley Street and runs back between parallel lines 125 feet to an alley.

Tract 2
Land in Davidson County, Tennessee being Lots 206 and 207 on the Plan of J. B. Haynies Republican Plan, as of record in Book 161, Page 92, Registers Office for Davidson County, Tennessece

Said Lot Nos. 206 and 207 front together 50 feet on the westerly side of McKinley Street and runs back between parallel lines measuring 125 feet to an alley in the rear.

Being the same property conveyed to Andre C. Vaughn by Installment Deed from Harry Peacock and wife, Tee Peacock of record in Book 7102, page 519, dated January 6, 1987 and recorded January 9, 1987, Register's Office for Davidson County, Tennessee. Andre C. Vaughn having since died July 17, 2012. A Small Estate Affidavit was filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 14P1231 on behalf of Andre C. Vaughn. Andre C. Holder, Decedent's son was listed as the Decedent's only next of kin. The Order to Close was filed July 31, 2014. The Affidavit of Heirship of Andre C. Vaugh, filed for record as Instrument No. _20220210001533O_, 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 Unimproved property, known as McKinley Street, Lots 206, 207, 208 & 209 (House Number) (Street) | Nashville, TN (P.O. Address) (City or Town)(State) | 37207 (Postal Zip)

File No.: 5342-22
Warranty Deed Individual eRec LES rev. 09-2018

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 31st day of January, 2022.

Andre C. Holder

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Andre C. Holder,** 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2022.

Notary Public

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law, on this the 31st day of January, 2022.

Signature 01/31/2022

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. the 31st day of January, 2022.

Notary's Signature

My Commission Expires: 1.3.2022.

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

202202100015331