Karen Johnson Davidson County
Batch# 813946 DEEDWARR
03/02/2022 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,112.70
20220302-0023825

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $571,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF February, 2022

Notary Public

MY COMMISSION EXPIRES: 1-11-26

(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Michael Brooks and Robert Matthew Darden	SAME	
(NAME)	(NAME)	081-10-0-312.00
1624 25th Ave. N		
(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, **Bethesda Construction, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Andrew Michael Brooks, an unmarried man, and Robert Matthew Darden, an unmarried man, as Tenants in Common with Right of Survivorship,** HEREINAFTER CALLED THE GRANTEES, HTHEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the Easterly margin of 25th Avenue North, as extended, at the Southwest corner of the property conveyed to W. W. Burch by deed of record in Book 1517, Page 620, Register's Office for said County; thence with the margin of 25th Avenue North extended Southerly 50 feet to a point in the South line of Lot No. 20; thence with the line of said Lot Easterly 143 feet to a point; thence Northerly 50 feet to Burch's Southeast corner as set forth in the above deed in Book 1517, Page 620; thence with Burch's south line, westerly 143 feet to the Easterly line of 25th Avenue North extended to the point of beginning.

Being the same property conveyed to Bethesda Construction, LLC, a Tennessee Limited Liability Company by Quitclaim deed from JRG Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201019-0121560 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 19, 2020.

***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.**

This is improved x unimproved _ property, known as 1624 25th Ave N Nashville, TN 37208
(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 18th day of February, 2022.

Bethesda Construction, LLC

BY: _____
William Reynolds Greenleaf, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **William Reynolds Greenleaf**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member** of **Bethesda Construction, LLC** the within named bargainer, and that he as such **Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of **Bethesda Construction, LLC** by himself as **Member**.

WITNESS my hand and official seal at office this 18th day of February, 2022.

_____
Notary Public

My Commission Expires: 1-16-25



True Copy Certification

I, **Diane March,** 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 this the 18th day of February, 2022.

Affiant Signature
Date 02/18/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18th day of February, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

