Karen Johnson Davidson County
Batch# 816932 DEEDWARR
03/07/2022 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20220307-0025845

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, ~~whichever~~ is greater for this transfer is: $290,000.00

Affiant Signature

Subscribed and sworn to before me on this the 5th day of January, 2022.

Notary Public
My Commission expires: 7/9/24

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

NAME AND ADDRESS OF PROPERTY OWNER:
SUBURBAN COWBOYS, LLC
2441 Old Fort Pkwy Suite Q472
Murfreesboro, TN 37128
SEND TAX BILLS TO:
SUBURBAN COWBOYS, LLC
2441 Old Fort Pkwy Suite Q472
Murfreesboro, TN 37128
MAP AND PARCEL NUMBER: 07213021100

WARRANTY DEED
21NT03072

Effective the 5th day of December, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ANTHONY B. DAVIDSON

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

SUBURBAN COWBOYS, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 3, on the Plan of Floyd Heights, a resubdivision of Lots 174 and 175 of the Trevecca Subdivision, of record in Plat Book 1424, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property as conveyed to Anthony B. Davidson by Quitclaim Deed from The Geraldine B. Davidson Revocable Living Trust dated 10/27/2011 recorded 10/28/2011 in Book na, Page na, as Document Number 20111028-0084197, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 926 Strouse Ave, Nashville, TN 37206-3329

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 5th day of January, 2022.

ANTHONY B. DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ANTHONY B. DAVIDSON,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 5th day of January, 2022.

Notary Public
My commission expires: 7/9/24

This property does not constitute the homestead of the Grantor and neither signature of spouse nor waiver of homestead exemption is required

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Tennessee Certification of Electronic Document

I, Kesha Herron 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 1-5-22 (date of document).

Kesha Herron
Affiant Signature

1-12-22.
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th of January, 2022

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Notary's Signature
My Commission Expires: Jan 16, 2024