Karen Johnson Davidson County
Batch# 826642 DEEDWARR
03/23/2022 09:07:33 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20220323-0033119

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NGAN TRAN	**SAME**	**092-06-0-554.00**
(NAME) **7352 SUGARLOAF DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, WBI HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **NGAN TRAN, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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. 18 on the Map of J.W. Turner's Subdivision of Lot 21, Boyd McNairy Plan, as of record in Book 57, Page 129, said Lot No. 18 fronts 50 feet on the westerly side of Lema Avenue or street, and runs back between parallel lines 184 feet, more or less to an alley.

Being the same property conveyed to Jeffrey Boone from Steven Lamont Hunter, by Quitclaim Deed dated November 22, 2010, of record in Instrument No. 20110223-0014686, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Jeffrey Boone by Default Judgment in Case Number 20-1001-I, Chancery Court of Davidson County, Tennessee, of record in Instrument No. 20211110-0150113, said Register's Office.

Being the same property conveyed to WBI Holdings, LLC, a Tennessee Limited Liability Company, from Jeffrey Boone, an unmarried man, by warranty deed dated February 3, 2022 of record in Instrument No. 20220215-0017145, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 57, Page 129, and any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **719 27TH AVE. NORTH, 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; 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 22 day of March, 2022.

WBI HOLDINGS LLC
A Tennessee Limited Liability Company

BY: KEVIN DEON HOWARD, II, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Kevin Deon Howard, II,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of **WBI Holdings LLC**, the within-named bargainor, a Tennessee Limited Liability Company and that he as the Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **WBI Holdings LLC,** by himself as the Sole Member.

Witness my hand and official seal at office, this 22 day of March, 2022.

My commission expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public