Karen Johnson Davidson County
Batch# 836635 DEEDWARR
04/08/2022 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220408-0041431

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0086

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of March, 2022

Notary Public

Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
B&D Development Group, LLC 4324 Cato Road Nashville, TN 37218	New Owner	058-00-0-027.00

WARRANTY DEED

FOR AND IN 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/WE,

Charles L. Howard Sr. and wife, LaYvonne M. Howard

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

B&D Development Group, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 13th, formerly the 23rd, Civil District of Davison County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 7, 1957, as follows:

BEGINNING at an iron pin on the easterly margin of Cato Road, southerly 580 feet from the southwest corner of the property conveyed to William Burton Clinard and wife, by deed form Andy Glaus, Jr. and wife, of record in Book 2395, page 353, Register's Office for said County; thence north 64° east 421.5 feet to the center of Eaton's Creek; thence with same, south 6° 30' east 120 feet, south 20° 45' east 88 feet, south 18° west 52 feet, south 30° 51' west 195 feet, south 6° 51' west 220 feet and continuing with said Creek, south 12° 51' west 152 feet to the northeast corner of said Cato Road and a 50-foot County Road; thence with the easterly margin of said Cato Road, north 17° 44' west 492 feet and north 32° 22' west 164 feet to the beginning, containing 3.3 acres, more or less.

BEING the same property conveyed to Charles L. Howard, Sr. and wife, LaYvonne M. Howard, by Warranty Deed from Robert E. Major and wife, Geraldine Murphy Major, dated 7/7/1993 and recorded 7/30/1993 in Book 9030, Page 431, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4324 Cato Road, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of March, 2022.

Charles L. Howard, Sr.

LaYvonne M. Howard

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles L. Howard, Sr. and LaYvonne M. Howard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of March, 2022.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Notary Public
My Commission Expires: 8.20.24

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 3/30/2022.

D. Shayne Adair

4/1/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 1 day of April, 2022.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026