

J-DMSM-22-1407

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 13th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/16/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Doss Management, LLC **Sagmont Management, LLC**	new owner	
(NAME) **1407 Litton Ave.**	(NAME)	**072-11-0-013.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICKY Y NELSON AND ANDREW J DREW AND ALFRED T CRAIG, III AND TIA E CRAIG AND THEODOUS L CRAIG AND MARQUETTA A CRAIG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DOSS MANAGEMENT, LLC AND SAGMONT MANAGEMENT, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the unrecorded resubdivision of Lot Nos. 25 to 29, on the Plan of Map of Keller's Subdivision of record in Plat Book 421, Page 86, in the Register's Office for Davidson County, and a tract between Litton Avenue and Gallatin Road, and Described as follows:

Beginning at a point in the North margin of Litton Avenue 173.4 feet East of Scott Avenue; thence North along the line between Lot Nos. 3 and 4, 200.4 feet to the common corner of said lots, and Lots 9 and 10; thence East, along the line between lots 3 and 10, 50 feet to the corner of lots Nos. 2, 3, 10 and 11; thence South along the line between lots Nos. 2 and 3, 200.4 feet to the North margin of Litton Avenue; thence Westerly with Litton Avenue, 50 feet to the beginning.

Being the same property conveyed to Alfred T. Craig and wife, Mamie Lee Craig by Warranty deed from John Clifton Williams and wife, Mable Goolsby Williams of record in Book 3972, page 649 Register's Office for Davidson County , Tennessee, dated December 28, 1965 and recorded on December 28, 1965.

The said Alfred T. Craig having since deceased on or about February 23, 2010 , leaving Mamie Lee Craig as surviving tenant.The said Mamie Lee Craig having since deceased on or about December 22, 2020 leaving Vicky Y. Nelson, Tia E. Craig, Andrew J. Drew, Theodous L. Craig, Alfred T. Craig, III, and Marquetta A. Craig as her sole heirs at law. Pursuant to Affidavit of Heirships of Record in Instrument Nos. 20220517-0056295 and 20220517-0056296, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1407 Litton Ave., Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 856280 **DEEDWARR**
05/17/2022 08:12:09 AM 3 pgs
Fees: $18.00 Taxes: $740.00

20220517-0056297

Witness my/our hand(s) this the 13th DAY OF MAY, 2022.

Vicky Y Nelson

Andrew J Drew

Alfred T Craig, III

Tia E Craig

Theodous L Craig

Marquetta A Craig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKY Y NELSON, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2022.

Notary Public
My Commission Expires: _____

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW J DREW, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2022.

Notary Public
My Commission Expires: _____

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALFRED T CRAIG, III, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2022.

Notary Public
My Commission Expires: _____

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIA E CRAIG, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2022.

Notary Public
My Commission Expires: _____

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THEODOUS L CRAIG, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

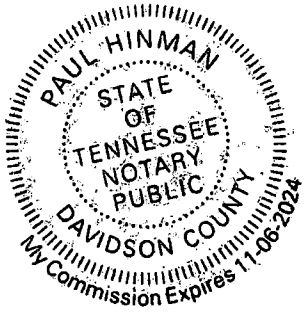


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARQUETTA A CRAIG, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 13th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212