WARRANTY DEED

Karen Johnson Davidson County
Batch# 856356 DEEDWARR
05/17/2022 09:11:34 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20220517-0056402

File No. DD-22-2302

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornerstone Homes of TN, Inc.	New Owner	
(NAME)	(NAME)	081-06-0-301.00
2019 Woodcliff Drive		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(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, I/we, **Tiffany Banks Successor Trustee, of The Langston Still Living Trust dated June 30, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cornerstone Homes of TN, Inc.**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 7 in the Nashville Trust Company's Subdivision of the Fannie Wild Property, as of record in Plan Book 3, page 11, Chancery Court at Nashville, Tennessee. Said Lot No. 7 fronts 50 feet on the Westerly side of 23rd Avenue North, and runs back between parallel lines 192 feet more or less to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Langston Still and wife, Daisy Gaines Still by Warranty deed from Harold S. Brooks and wife, Artie G. Brooks of record in Book 2922, page 297, Register's Office for Davidson County, Tennessee, dated June 22, 1959 and recorded on June 25, 1959.

Being the same property conveyed to Langston Still, Trustee of the Langston Still Living Trust dated June 30, 2021, and any amendments thereto by Quitclaim deed from Langston Still of record in Instrument No. 20210722-0098565 Register's Office for Davidson County, Tennessee, dated July 17, 2021 and recorded on July 22, 2021.

The said Langston Still having since died on January 29, 2022.

This is improved property more commonly known as 2111B 23rd Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 5 day of May, 2022.

Tiffany Banks Successor Trustee

Tiffany Banks, Successor Trustee of
The Langston Still Living Trust dated
June 30, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5 day of May, 2022, before me personally appeared Tiffany Banks, Successor Trustee of The Langston Still Living Trust dated June 30, 2021, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged herself to be the Successor Trustee of The Langston Still Living Trust dated June 30, 2021, and that she as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Tiffany Banks, as Successor Trustee.

Witness my hand, at office, this 5 day of May, 2022.

Notary Signature
My commission expires:

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024