Name and Address of New Owner:
Marguerite Josefsohn
6319 East Valley Road
Nashville, TN 37205

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 129 03 0 028.00

Karen Johnson Davidson County
Batch# 864674 DEEDWARR
05/31/2022 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $15,304.77
20220531-0062354

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Landon Development Group, LLC**, a Tennessee limited liability company , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marguerite Josefsohn, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 48, AS SHOWN ON THE MAP ENTITLED WEST MEADE FARMS SECTION 1, OF RECORD IN PLAT BOOK 1424, PAGE 47, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

Being the same property conveyed to Landon Development Group, LLC by Warranty Deed from Bryan Howard, Trustee of the East Valley Trust u/a/d January 20, 2017 of record as instrument 20210312-0032825 in the Register's Office for Davidson County, Tennessee, dated March 10, 2021 and recorded on March 12, 2021.

For Information Only: Being Parcel No. 129 03 0 028.00
Being also known as 6319 East Valley Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of May, 2022.

Landon Development Group, LLC
a Tennessee limited liability company

By: _____ (SEAL) Managing Member
Jimmie L. Johnson, Jr., Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jimmie L. Johnson, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Managing Member of Landon Development Group, LLC, a Tennessee limited liability company, the within named bargainor, and he as such Managing Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Landon Development Group, LLC by himself as Managing Member.

Witness my hand, at office, this 23rd day of May, 2022.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,136,424.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of May, 2022.

Notary Public
My commission expires: 3-3-2026
File No. 2022-4395-BT

BRITTANY TRENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian o the original version of the attached document tendered for registration herewith and that this is a tru and correct copy of the original document and authenticated according to law on 5/23/22

GEORGE E. MUDTER, JR.
Dated 5/23/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/23/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

