Karen Johnson Davidson County
Batch# 867057 DEEDWARR
06/03/2022 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20220603-0064322

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Yolanda Y. Jason	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 3914 Southview Drive	(NAME) 3914 Southview Drive	069-04-0-043.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(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, **LIVING DEVELOPMENT CONCEPTS, INC., a Tennessee Non Profit Corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Yolanda Y. Jason**, unmarried, HEREINAFTER CALLED THE GRANTEE, HER 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, described as follows:

Tract I: Being Lot 13 of Block EE on the Revised Map of Fairview of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

Tract II: Being a small strip of land of the Southerly part of Lot No. 12 of Block EE on the Revised Map of Fairview Subdivision as of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee and described according to a survey by Ralph W. C. Lambert, Surveyor, dated September 11, 1961, as follows:

Beginning at an iron pin on the easterly side of Southview Road at the corner of Lots 12 and 13 of Block EE on said Plan; thence with the lines between said Lots 12 and 13 Eastwardly 375 feet to an iron pin, the common rear corner of Lots 12 and 13; thence Westwardly 277.1 feet to an iron pin; said iron pin being located at a point Northwardly 6 feet from the line between said Lots 12 and 13; thence Westwardly 98.1 feet to a point on the Easterly side of Southview Road; thence with said Road Southwardly 2.5 feet to the point of beginning.

Being the same property conveyed to Living Development Concepts by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20200423-0042518 Register's Office for Davidson County, Tennessee, dated April 07, 2020 and recorded on April 23, 2020. See also Default Judgment record in Instrument No. 20210419-0051641, said Register's Office, vesting subject parcel in Living Development Concepts, Inc.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument No 20220121-0008045 in said Register's Office, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3914 Southview Dr. Nashville, TN 37218
(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, 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 hand this 27th day of May, 2022.

Living Development Concepts, Inc.

Henry Miller, Executive Director

By: Henry Miller, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jacqueline G Brown of the state and county mentioned, personally appeared **Henry Miller** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the **Executive Director** of **Living Development Concepts, Inc.**, the within named bargainor, a Tennessee Non Profit Corporation, and that such **Executive Director**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Living Development Concepts, Inc.** as **Executive Director.**

WITNESS my hand and official seal at office this 27th day of May, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 5/27/22.

Affiant Signature

5/27/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th day of May, 2022

Notary's Signature

(Notary Seal)

My Commission Expires: 11/3/23

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