Karen Johnson Davidson County
Batch# 877894 DEEDWARR
06/24/2022 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220624-0072824

WARRANTY DEED

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dy Construction, Inc.	Same as new owner	
(NAME) P.O. Box 1283	(NAME)	092-09-0-025.00
(ADDRESS) Antioch, TN 37011	(ADDRESS)	
(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, **Marie McQuiddy, as Trustee of The Marie McQuiddy Living Trust, U/A Dated 3-14-2018**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DY Construction, Inc.**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a part of Lot 9 on the Plan of Clifton, of record in Book 21, page 35, Register's Office for Davidson County, Tennessee, and described more particularly as follows:

Beginning at a point in the Easterly margin of 39th Avenue, North 100 feet South of the common corner of Lots Nos. 9 and 10; thence Southerly 86 degrees 30 minutes East 150 feet to a point; thence Southerly parallel with the Easterly margin of 39th Avenue, North 50 feet to a point; thence North 86 degrees 30 minutes West 150 feet to the Easterly margin of 39th Avenue, North; thence with the Easterly margin of 39th Avenue, North 2 degrees West 50 feet to the point of beginning.

Being the same property conveyed to Bobbie Lynn McQuiddy by Warranty deed from Rodney I. Wise, Trustee with Full Power to Mortgage, sell, Convey and Encumber without joinder of Third Party Beneficiary of record in Book 8506, page 736, Register's Office for Davidson County, Tennessee, dated December 05, 1991 and recorded on December 12, 1991.
The said Bobbie Lynn McQuiddy having died intestate on July 28, 2015 leaving Ronald Alexander Sermons as her sole heir.

Being the same property conveyed to Ronald Alexander Sermons by Affidavits of Heirship of record at Instrument Nos. 202206240072821 and 202206240072822, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marie McQuiddy, as Trustee of The Marie McQuiddy Living Trust, U/A Dated 3-14-2018 by Quit Claim Deed from Ronald Alexander Sermons dated _____ and of record at Instrument No. 202206240072823, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, 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 608 39th Ave N Nashville, TN 37209
(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 8th day of June, 2022.

MARIE MCQUIDDY, AS TRUSTEE OF THE MARIE MCQUIDDY LIVING TRUST, U/A DATED 3-14-2018

Marie McQuiddy, Trustee
By: Marie McQuiddy, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said county and state, the within named Marie McQuiddy as Trustee of The Marie McQuiddy Living Trust, U/A Dated 3-14-2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of June, 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, **Jennifer Chandler-Cole** , do hereby make an 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 **06/08/2022** .

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date **06/15/2022**

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on **06/15/2022.**

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

