WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-17611-05

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 878148 DEEDWARR
06/27/2022 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20220627-0073150

Ivey Title, LLC Ref: (DM) Title No.: 62661
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wahidi Construction, LLC 713 Woodmere Dr. Nashville, TN 37217	New Owner

TAX MAP PARCEL NUMBERS: 11904012800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen Delene Tubb, Ernest D. Tubb, Jr., and Larry Dean Tubb**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wahidi Construction, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Lots 141 and 143
Land in Davidson County, Tennessee, being Lots No. 141 and 143 on the Plan of Glencliff Estates, Section Three of record in Book 1424, page 1, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Lot 142
Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Glencliff Estates, Section Three of record in Book 1424, page 1, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Lot 144
Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Glencliff Estates, Section Three of record in Book 1424, page 1, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Lot 145
Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Glencliff Estates, Section Three of record in Book 1424, page 1, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Lots 141 and 143
Being the same property conveyed to Ernest Tubb and wife, Olene A. Tubb by Installment Deed from Glencliff Estates, Incorporated, dated October 28, 1949 and recorded on October 31, 1949, of record in Book 1763, page 54, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Karen Delene Tubb, Ernest D. Tubb, Jr., and Larry Dean Tubb, as tenants in common, the remainder interest, retaining a life estate in Ernest D. Tubb and wife, Olene A. Tubb by Quitclaim Deed, dated January 29, 1975, recorded January 30, 1975, of record in Book 4886, page 6, said Register's Office. The said Ernest D. Tubb and Olene A. Tubb have since died.

Lot 142
Being the same property conveyed to Ernest Tubb by Warranty Deed from Robert M. Walters and wife, Mildred W. Walters, dated April 11, 1949 and recorded on April 21, 1949, of record in Book 1714, page 370, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Karen Delene Tubb, Ernest D. Tubb, Jr., and Larry Dean Tubb, as tenants in common, the remainder interest, retaining a life estate in Ernest D. Tubb and wife, Olene A. Tubb by Quitclaim Deed, dated January 29, 1975, recorded January 30, 1975, of record in Book 4886, page 6, said Register's Office. The said Ernest D. Tubb and Olene A. Tubb have since died.

Lot 144
Being the same property conveyed to Ernest Tubb and wife, Olene A. Tubb by Installment Deed from Glencliff Estates, Incorporated, dated April 29, 1950 and recorded on May 2, 1950, of record in Book 1816, page 204, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Karen Delene Tubb, Ernest D. Tubb, Jr., and Larry Dean Tubb, as tenants in common, the remainder interest, retaining a life estate in Ernest D. Tubb and wife, Olene A. Tubb by Quitclaim Deed, dated January 29, 1975, recorded January 30, 1975, of record in Book 4886, page 6, said Register's Office. The said Ernst D. Tubb and Olene A. Tubb have since died.

Lot 145
Being the same property conveyed to Ernest Tubb and wife, Olene A. Tubb by Installment Deed from Glencliff Estates, Inc., dated November 1, 1950 and recorded on November 6, 1950, of record in Book 1909, page 420, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Karen Delene Tubb, Ernest D. Tubb, Jr., and Larry Dean Tubb, as tenants in common, the remainder interest, retaining a life estate in Ernest D. Tubb and wife, Olene A. Tubb by Quitclaim Deed, dated January 29, 1975, recorded January 30, 1975, of record in Book 4886, page 6, said Register's Office. The said Ernst D. Tubb and Olene A. Tubb have since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 1, said Register's Office, which Plan shows minimum building setback lines and easement to which plan reference is hereby made for a more complete description.

This is unimproved property, known as 331 Lawndale Drive, Nashville, TN 37217

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of June, 2022.

Karen Delene Tubb

Ernest D. Tubb, Jr.

Larry Dean Tubb

State of Tennessee

County of Davidson

On this 21st day of June, 2022, before me the undersigned authority, personally appeared Karen Delene Tubb, Ernest D. Tubb, Jr., and Larry Dean Tubb, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

Affiant

Sworn and subscribed before me this 21st day of June, 2022.

Notary

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

My Commission Expires: 5·7·2024

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/21/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/21/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 **day of** June **,2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM