Karen Johnson Davidson County
Batch# 904931 DEEDWARR
08/18/2022 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220818-0093537

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $575,000.00.

Affiant

Subscribed and sworn to me on 08/16/22.

NOTARY PUBLIC

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Suzanne Michelle Wade 607 Durrett Drive Nashville, TN 37211	Same	147 10 0 096.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, L & L Flooring Company, Inc., a Tennessee Corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto SUZANNE MICHELLE WADE, UNMARRIED WOMAN, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 25, Durrett Drive on the Plan of Whispering Hills Subdivision, Section I, of record in Plat Book 2331, Page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to L&L Flooring Company, Inc., a Tennessee Corporation, by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, of record in Instrument No. 20220321-0032181, in the Register's Office for Davidson County, Tennessee, dated March 09, 2022, and recorded on March 21, 2022. Also see Affidavit of Scrivener's Error of record in Instrument No. 20220622-0071435, Register's Office of Davidson County, Tennessee.

This is improved property known as 607 Durrett Drive, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized 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; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 08/16/22.

L & L Flooring Company, Inc.,
a Tennessee Corporation

By: Matthew Allen McKinney
Its: President

By: James Nicholas Johnson
Its: Secretary

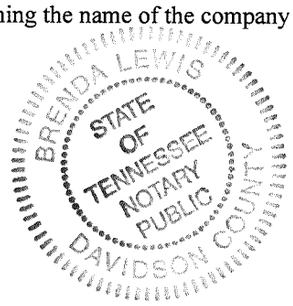
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew Allen McKinney, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the President of L&L FLOORING COMPANY, INC., a Tennessee Corporation, and that as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as President.

Witness my hand and official seal on 08/16/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



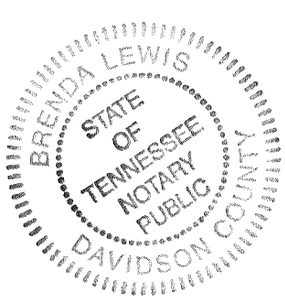
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, James Nicholas Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Secretary of L&L FLOORING COMPANY, INC., a Tennessee Corporation, and that as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Secretary.

Witness my hand and official seal on 08/16/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



True Copy Certification

I, **Diane March,** 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 this the 16th day of August, 2022.

Affiant Signature
Date 08/16/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

