# WARRANTY DEED

Karen Johnson Davidson County
Batch# 935690 DEEDWARR
10/31/2022 12:22:45 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20221031-0117390

BS-MCR-22-2112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 2024

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Robert F. Stevens** | Tennessee Jed LLC | |
| (NAME) **2112 Gladstone Avenue** | (NAME) PO Box 40078 | **105-16-0-109.00** |
| (ADDRESS) **Nashville, TN 37211** | (ADDRESS) Nashville, TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCUS H. LACKEY, JR.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TENNESSEE JED LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Map of Corinne Place, as of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 101 fronts 50 feet on the Easterly side of Gladstone Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Clyde A. McCormick and wife, Mary E. McCormick by Deed from United Construction Corp. of Nashville of record in Book 4453, Page 600, Register's Office for Davidson County, Tennessee, dated October 15, 1970 and recorded on October 21, 1970. (Value of consideration shown in aforementioned deed $9,500.00.)

Said Mary E. McCormick became deceased July 15, 1989 vesting Clyde A. McCormick as the surviving tenant.

Said Clyde A. McCormick became deceased March 6, 2001.

Affidavit of Heirship of record in Instrument No. 20011226-0141985, said register's office- Affiant is Donna McCormick.

Affidavit of Heirship of record in Instrument No. 20011226-0141986, said register's office- Affiant is Brenda Williams.

Being the same property conveyed to Charles DeBray and Bob Bass by Warranty Deed from Clyde A. McCormick, Jr., Cathey Morrow, Donald E. McCormick, William B. McCormick, Sherry L. Hymer, Brenda D. Williams, and Joyce A. Ford, heirs at law of Clyde A. McCormick, deceased, of record in Instrument No. 20011226-0141993, Register's Office for Davidson County, Tennessee, dated December 18, 2001 and recorded on December 26, 2001. (Value of consideration shown in aforementioned deed $44,000.00.)

Being the same property conveyed to Marcus H. Lackey, Jr. by Warranty Deed from Charles DeBray, married, and Bob Bass, married, of record in Instrument No. 20060315-0029667, Register's Office for Davidson County, Tennessee, dated March 10, 2006 and recorded on March 15, 2006. (Value of consideration shown in aforementioned deed $96,500.00.)

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 1, Register's Office for Davidson

County, Tennessee.
- Restrictive Covenant for Security Residence of record in Instrument Number 20060313-0028745, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2112 Gladstone Avenue, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF OCTOBER, 2022.

Marcus H. Lackey, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS H. LACKEY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212