Karen Johnson Davidson County
Batch# 944377 DEEDWARR
11/23/2022 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20221123-0124064

WARRANTY DEED

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-6-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2022110196

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan N. Stringfellow		
(NAME)	(NAME)	118-01-0-215.00
P. O. Box 40746	same as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars ($825,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SS PORTER, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN N. STRINGFELLOW**, HEREINAFTER CALLED THE GRANTEES, THEIR 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, being Lot No. 16, as shown on the map entitled Plan of Idlewild, of record in Plat Book 161, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to the TRUSTEES OF SECOND MISSIONARY BAPTIST CHURCH, by deed from HUGH E. NICHOLSON, KENNETH R. METCALF AND RUFUS E. KNIGHT, TRUSTEES OF CLAIBORNE LODGE NO. 293 FREE AND ACCEPTED MASONS, of record in Book 4254, page 849, dated July 27, 1968, said Register's Office.

Also being a portion of the same property conveyed to MRS. NORENE DUNNAWAY, LUCHIAN MORLEY, SAM WATKINS AND ALBERT MURRAY IN THEIR CAPACITY AS TRUSTEES OF SECOND MISSIONARY BAPTIST CHURCH, by deed from RAYMOND ALBERT EUBANK AND WIFE, JO ANN CAVIEZEZ EUBANK, of record in Book 4895, page 98, dated January 4, 1975, said Register's Office.

Also being a portion of the same conveyed to the TRUSTEES OF SECOND MISSIONARY BAPTIST CHURCH, by deed from ROBERT BYRNE LEHANKA AND WIFE, EILEEN LEHANKA, of record in Book 8464, page 507, and re-recorded in Book 8597, page 977, dated October 11, 1991, said Register's Office.

Being a portion of the same property conveyed to SS PORTER, LLC, by deed from JOHN BARLOW AND STEVEN WRIGHT, TRUSTEES OF SECOND MISSIONARY BAPTIST CHURCH, of record in Instrument No. 20221021-0114801, dated August 13, 2022, said Register's Office. Also see Instrument No. 20220420-0045844, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1006 Halcyon, Nashville, TN 37204
(House No.) (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.

Executed by my hand this 10th of November, 2022.

SS PORTER, LLC

BY: _____
GLENN WILSON
AUTHORIZED SIGNOR

STATE OF Tennessee
County OF ~~Davidson~~ Williamson

Before me, Cathy C Cornwell, a Notary Public for the above State and County, do hereby certify that Glenn Wilson as Authorized Signor for SS Porter, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such Authorized Signor.

Witness my hand and official seal, this the 10th of November, 2022.

Cathy C Cornwell
Notary Public

My Commission Expires: January 24, 2023

CATHY C CORNWELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

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 11-10-22 .

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 11-10-22

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 11-10-22 .

Notary Public: **Tuwana J. Bryant**

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

