Bok 3L

WARRANTY DEED

Note: This Warranty Deed was prepared by information provided by the parties. No title search was performed by the preparer.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07, 2024

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 me on October 14, 2022.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Wilson R. Land Brooke H. Land 5412 Oakmont Circle Nashville, TN 37209	SAME ADDRESS AS NEW OWNER	103-07-0-047.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sophia R. Land and husband, Thomas W. Land, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Wilson R. Land and wife, Brooke H. Land, hereinafter called **"GRANTEES,"** their heirs 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. 34 on the Plan of Section One, Richland Meadows of record in Plat Book 2083, Page 40, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Karen Johnson Davidson County
Batch# 948910 DEEDWARR
12/07/2022 04:09:31 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00

20221207-0127746

Being the same property conveyed to Sophia R. Land by Warranty Deed from Jeff Recker and wife, Madeline Hurt Recker of record in Instrument No. 20170411-0035187, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 Davidson County Taxes which have been assumed by the Grantees.
2. 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.

This property is also known as improved property located at 5412 Oakmont Circle, Nashville, TN 37209.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 14th day of October, 2022.

Sophia R. Land
Sophia R. Land

Thomas W. Land
Thomas W. Land

STATE OF TENNESSEE, COUNTY OF Davidson

On October 14th, 2022, before me personally appeared Sophia R. Land to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

BARBARA GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Barbara Garcia
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-6-2024

STATE OF TENNESSEE, COUNTY OF Davidson

On October 14th, 2022, before me personally appeared Thomas W. Land to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Barbara Garcia
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-6-2024

BARBARA GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY