WARRANTY DEED

Karen Johnson Davidson County
Batch# 958034 DEEDWARR
01/05/2023 10:08:07 AM 2 pgs
Fees: $13.00 Taxes: $388.50

20230105-0000912

B-C-22-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

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)
LIAJA, LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	
4925 Riverbank Dr		**183-00-0-159.00 AND 183-00-0-157.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **OTHAL S. DESHAZO, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LIAJA, 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:

Parcel I:

Land in the Fifth Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated February 12, 2019 and known as job No. 190016 as follows:

Beginning at a concrete monument found on the westerly margin of Burkitt Road; said point being the northeast comer of this tract; thence with the westerly margin of Burkitt Road S15°32'49"W 349.52' to an iron pin set; thence leaving said Road and with the line of other Stoker Property N83°22'50"W 156.16' to an existing ion pin; thence with a fence N07°14'46"E 343.57' to an existing fence post; thence S83°51'42"E 206.65' to the point of beginning, containing 1.43 acres more or less.

Parcel II:

LAND in the 5 th Civil District of Davidson County, Tennessee, and being a portion of that property conveyed to Robert Mattox, Jr. and wife, Velma P. Mattox in Book 6013, Page 914, Register's Office for Davidson County, Tennessee, and more accurately described according to an unrecorded survey by Tommy E. Walker, Registered Land Surveyor, Tennessee License #1465 dated 9/29/1988, as follows:

BEGINNING at an iron pin comer, said pin being the southwest corner of said original 10 acre Mattox tract and being the southwest corner of herein described tract; thence north 06°59'05" east 338.24 feet to an iron pin; thence south 83°38'48" east 156.16 feet to a point in the west right-of-way line of the re-located Burkett Road; thence with said right-of-way south 12°33'36" west 340.21 feet to an iron pin; thence now leaving said right of way north 83°38'48" west 123.1 1 feet to the point of beginning containing 1.084 acres, more or less.

Parcel I:

Being the same property conveyed to Othal S. Deshazo by Special Trustee Deed from Othal S. Deshazo, also known as Othal Eva Jean Stoker Deshazo, successor trustee of the Revocable Trust Agreement of Sherman W. Stoker and Linda A. Stoker, dated July 26, 2016 of record in Instrument No. 20220314-0029088, Register's Office for Davidson County, Tennessee, dated January 26, 2022 and recorded on March 14, 2022. See also Corrected Special Trustee Deed of record in Instrument No. 20220830-0097620, Register's Office for Davidson County, Tennessee.

Parcel II:

Being the same property conveyed to Othal S. Deshazo by Special Trustee Deed from Othal S. Deshazo,

also known as Othal Eva Jean Stoker Deshazo, successor trustee of the Revocable Trust Agreement of Sherman W. Stoker and Linda A. Stoker, dated July 26, 2016 of record in Instrument No. 20220225-0021595, Register's Office for Davidson County, Tennessee, dated January 26, 2022 and recorded on February 25, 2022.

Said property is not and has never been the primary marital residence for the within named Grantor.

This conveyance is subject to:
• Taxes for the year 2022, a lien due and payable, but not delinquent.
• Subject to all restrictive covenants as stated on Special Trustee Deed of record in Instrument Number 20220314-0029088 and Instrument Number 20220225-0021595, in the Register's Office for Davidson County, Tennessee.

Note: Said restrictions above are the same as those stated in Book 5047, Pages 640, 666, 671, and 712, as well as Book 6013, Page 914, in the Register's Office for Davidson County, Tennessee.
• Subject to Trust Agreement of record in Book 5991, Page 390, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters as stated in Consent Judgement and Final Decree of record in Book 8809, Page 258, 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 **unimproved** property known as: **0 Twin Oaks Lane, Antioch, Tennessee 37013**.

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 3rd DAY OF JANUARY, 2023.

Othal S. DeShazo by Adam Jefferson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of OTHAL S. DESHAZO, and who acknowledged he/she/they executed the same as the free act and deed of the said OTHAL S. DESHAZO.

Witness my hand and official seal, this the 3rd of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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