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WARRANTY DEED

Karen Johnson Davidson County
Batch# 962751 **DEEDWARR**
01/20/2023 08:02:43 AM 2 pgs
Fees: $13.00 Taxes: $1,316.46

20230120-0004534

L. DYKE TATUM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2023

Notary Public

MY COMMISSION EXPIRES: May 05, 2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lasata Properties, LLC	Lasata Properties, LLC	08208011400
(NAME)	(NAME)	
1807 Ordway Place	1807 Ordway Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ray Hackney,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lasata Properties, LLC,** 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:

Being Lot No. 10 on the Map of the Richmond Addition, as of record in Book 974, Page 19, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the northerly side of West Eastland Avenue, formerly Cleveland Street, and runs back between parallel lines, 130 feet to a dead line.

Being the same property conveyed to William J. Corder and wife, Christine O. Corder by Warranty Deed from George E. Gibson and wife, Bessie L. Gibson dated April 25, 1966 and filed for record on April 29, 1966 of record in Book 4011, Page 418, said Register's Office for said County. The said William J. Corder having since died on September 29, 1998 and leaving the Christine O. Corder as the remaining tenant by the entirety.

The said Christine O. Corder died intestate on June 2, 2020 survived by her heirs at law. See Affidavit of Heirship in Insturment No. 20221114-0121514, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray Hackney by deed from Charlene Vanessa Christmon of record in Instrument No. 20221114-0121515, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray Hackney by deed from Jason Samuel Christmon of record in Instrument No. 20221114-0121516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Ray Hackney by deed from Charlene Coplen of record in Instrument No. 20221114-0121517, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray Hackney by deed from Marvin Murphy of record in Instrument No. 20221114-0121518, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray Hackney by deed from William L. Corder of record in Instrument No. 20221114-0121519, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray Hackney by deed from Norma Faye Corder of record in Instrument No. 20221114-0121520, Register's Office4 for Davidson County, Tennessee.

Being the same property conveyed to Ray Hackney by deed from David Corder of record in Instrument No. 20221114-0121521, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray Hackney by deed from Darryl D. Corley of record in Instrument No. 20221213-0129236, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray Hackney by deed from Jonathan J. Corley of record in Instrument No. 20221213-0129237, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ray Hackney by deed from Andrew Corder of record in Instrument No. 20221215-0130104, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 917 West Eastland Avenue, Nashville, TN 37206
(House Number) (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.

Witness my/our hands this 17th day of January, 2023.

Ray Hackney

State of Tennessee
County of Davidson

On this 17th day of January, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Ray Hackney, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 17th day of January, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 23-Lasata

