RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED
BOX 10-A

Karen Johnson Davidson County
Batch# 966399 DEEDWARR
02/02/2023 10:15:52 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20230202-0007663

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF _____, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 4-23-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
City Limits Construction, LLC	City Limits Construction, LLC	
(NAME)	(NAME)	
6206 Laramie Ave.	P.O.Box 40466	091 05 0 108.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LINDA SUSAN CANTRELL,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CITY LIMITS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 35 on the Plan of Moss - Wood Subdivision, as of record in Book 2663, Page 102, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mahlon Dale Cantrell and wife Juanita Cantrell, by Warranty Deed from Betty Jane Estes, of record in Book 4767, Page 61, in the Register's Office of Davidson County, Tennessee, dated November 19, 1973 and recorded on November 23, 1973.

Being the same property conveyed to Susan Cantrell, by Quitclaim Deed from Juanita Cantrell, the Widow of Mahlon Dale Cantrell, of record in Instrument No. 20060426-0047880, in the Register's Office of Davidson County, Tennessee, dated April 26, 2006 and recorded on April 26, 2006.

Being the same property conveyed to Juanita Cantrell, by Quitclaim Deed from Linda Susan Cantrell, of record in Instrument No. 20080129-0009195, in the Register's Office of Davidson County, Tennessee, dated January 25, 2008 and recorded on January 29, 2008.

Being the same property conveyed to Linda Susan Cantrell, by Quitclaim Deed from Juanita Ruth Spence Cantrell, of record in Instrument No. 20210726-0100125, in the Register's Office of Davidson County, Tennessee, dated July 23, 2021 and recorded on July 26, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 6206 Laramie Ave., Nashville, TN 37209
(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 hand this 31 day of January, 2023

Linda Susan Cantrell 1-31-23

LINDA SUSAN CANTRELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Susan Cantrell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of January, 2023.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public