Karen Johnson Davidson County
Batch# 966497 DEEDWARRSP
02/02/2023 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230202-0007791

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

File No.: RES-23-5414

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillips Builders, LLC	New Owner	Property 1: 091 06 0 270.00
(NAME)	(NAME)	
2819 Bransford Avenue Nashville, TN 37204	Same	
(ADDRESS)	(ADDRESS)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Oak Property LLC, an Alabama Limited Liability Company, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, Phillips Builders, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the easterly 10 feet of Lot No. 1321, all of Lot No. 1319, and the westerly 15 feet of Lot No. 1317, Block 11, on Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said Lot and parts of Lots front together 50 feet on the northerly side of Tennessee Avenue and run back between parallel lines 150 feet to a 25-foot alley.

Being the same property conveyed to Oak Property, LLC, an Alabama Limited Liability Company, from Carl R. Johnson and Carla Michelle Hedgecoth and James Patrick Johnson as heirs at law of Margaret M. Johnson, by Warranty Deed dated August 5, 2022, recorded August 8, 2022, in Instrument No. 20220808-0089826, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 5414 Tennessee Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, its (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 31st day of January, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Oak Property LLC, an Alabama Limited Liability Company

By: _____ Acting Agent
Adam G. LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Natalie A. McKee of the state and county mentioned, personally appeared Adam G. LaFevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Oak Property LLC, the within named bargainor, a Limited Liability Company, and that such Adam G. LaFevor as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Davidson, this 31st day of January, 2023.

_____
Notary Signature

Natalie A. McKee
Printed Name: _____

My commission expires: 10/20/2026



CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 11/31/23.

Affiant
Date: 2/2/23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 2 day of February, 2023.

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024