Karen Johnson Davidson County
Batch# 972742 DEEDWARR
02/21/2023 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20230221-0012212

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 17th day of February, 2023.<br><br>Notary Public<br><br>My commission expires: 9-8-2025 |

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Katie Anderson<br>Matthew Dykstra | Synovus Bank | 083-13-0-414.00 |
| 1501 Fatherland Street | 800 Shades Creek Pkwy | |
| Nashville, TN 37206 | Birmingham, AL 35209 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATIE ANDERSON AND MATTHEW DYKSTRA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 94 of Block "K" on the Map of the Lindsley Home Place, as of record in Plan Book 2, Page 92, Chancery Court at Nashville.

Said Lot. No. 94 fronts 50 feet on the Northerly side of Fatherland Street and runs back between parallel lines, with the Easterly margin of South 15th Street, 159 feet to an alley.

Being the same property conveyed to Cardinal Investments RE, LLC by Warranty deed from Doris Lena Walker, a single woman of record in Instrument No. 20171219-0129186 Register's Office for Davidson County, Tennessee, dated October 15, 2017 and recorded on December 19, 2017.

Being the same property conveyed to L.A.N.D Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Cardinal Investments RE, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210408-0046931 Register's Office for Davidson County, Tennessee, dated March 22, 2021 and recorded on April 8, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1501 Fatherland Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of February, 2023.

**L.A.N.D. Group, LLC, a Tennessee Limited Liability Company**

By: _____
Brandon C. Knox, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon C. Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Member of L.A.N.D. Group, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of February, 2023.

_____
Notary Public

My Commission Expires: 3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on February 17, 2023.

John Cobb Rochford

February 17, 2023

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on February 17, 2023.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025