Karen Johnson Davidson County
Batch# 974819 DEEDWARR
02/28/2023 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $6,179.00
20230228-0013879

WARRANTY DEED

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/16/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Litton Properties LLC	New Owner	072-10-0-017.00
(NAME)		
2900 Gallatin Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 considerations, the receipt of which is hereby acknowledged, I/we Samantha P. Ciangi and Howard Earl Perry and Howard Earl Perry Jr., hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Litton Properties LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), its assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: Land in Davidson County, Tennessee, being Lot No. 2 and the northerly 2 feet of Lot No. 1 on the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, page 44, Register's Office for said County.

Said Lot No. 2 and the northerly part of Lot No. 1 front together 54 feet on the easterly side of Gallatin Road and run back 241 feet on the northerly line and 245 feet 3 inches more or less on the southerly line to an alley measuring 53 feet thereon.

TRACT II: Land in Davidson County, Tennessee, being the southerly 52 feet of Lot No. 1 on the Plan of Bransford Realty Company's Maxey Avenue and Gallatin Road property, as of record in Book 332 page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 52 feet on the easterly side of the Gallatin Turnpike, and runs back between parallel lines with the northerly margin of Litton Avenue 250 feet to an alley and being 245 feet 3 inches, more or less, deep on the north line.

Being the same property conveyed to Sandra Jean Perry and Samantha Perry Drake by Warranty Deed from George J. Warren, William C. Warren, Martha W. Gaines and Imogene H. Warren, Being the Heirs at Law of Daisy Warren, dated 09/11/1996, of record in Book 10190, Page 883, Register's Office for Davidson County, Tennessee.

The said Sandra Jean Perry died on 11/04/2022. leaving her portion of the subject property vested in Samantha P. Ciangi. Howard Earl Perry, and Howard Earl Perry, Jr. as stated in Affiadavit of Heirship of record in Instrument No. 202302280013878, Register's Office for Davidson County, Tennessee. Samantha Perry Drake now known as Samantha P. Ciangi.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2900 Gallatin Pike, Nashville, TN 37216

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 27th day of February, 2023.

Samantha P. Ciangi

Samantha P. Ciangi

Howard Earl Perry

Howard Earl Perry

Howard Earl Perry, Jr.

Howard Earl Perry Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samantha P. Ciangi, Howard Earl Perry, and Howard Earl Perry Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of February, 2023.

Alexis M. Cantrell

Notary Public:
My Commission Expires: 10/11/2025

ALEXIS M. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

File No.: 1919388
Warranty Deed TN

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy 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 February 27, 2023.

Affiant
Date: February 27, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 27th day of February, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY