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Karen Johnson Davidson County
Batch# 980244 DEEDWARR
03/14/2023 08:09:42 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20230314-0018211

STATE OF Tennessee
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2023.

Notary Public **I. Dyke Tatum**
MY COMMISSION EXPIRES: **5/5/2025**
File No. 23-18283

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lasata Properties, LLC (NAME)	New Owner (NAME)	083-09-0-019
1807 Ordway Place (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Malcolm Franklin Rose, Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lasata Properties, 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. 34 of Block "C" on the Map of F. O. Beasley's Subdivision of the Douglass property, of record in Plan Book 2, Page 66, Chancery Court at Nashville.

SAID Lot No. 34 fronts 50 feet on the northerly side of Ordway Place, formerly Grove Avenue, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Malcolm F. Rose and wife, Ruth L. Rose by Warranty Deed from First National Company, dated 9/2/1971 and recorded 9/3/1971 in Book 4534, Page 502, Register's Office for Davidson County, Tennessee.

The said Malcolm F. Rose (aka Malcolm Franklin Rose, Sr.) died on April 11, 2001, leaving the property vested solely in Ruth L. Rose. Also see Small Estate Order filed in Docket No. 01P-981 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

By Quitclaim Deed dated 9/25/2002 and recorded 9/25/2002 in Instrument No. 20020925-0116931, Register's Office for Davidson County, Tennessee, Ruth L. Rose conveyed the subject property Malcolm F. Rose, Jr. and wife, Bonnie Moore Rose, subject to a life estate unto herself.

F. Rose, Jr. and wife, Bonnie Moore Rose. Also see Small Estate Order and her Last Will and Testament, in which she devised her real property to her son, Malcolm Franklin Rose, Jr., filed in Docket No. 11P-1519 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

The said Bonnie Moore Rose (aka Bonnie Kay Rose) died May 29, 2017, leaving the property vested solely in Malcolm F. Rose, Jr. Also see Small Estate Order and her Last Will and Testament, in which she devised her real property to her husband, Malcolm Franklin Rose, Jr., filed in Docket No. 17P-824 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

According to Order filed 11/20/2022 and Letter of Conservator filed 11/14/2022 in Docket No. 22P-1636 in the Circuit Court for Davidson County, Tennessee (Probate Division), Margaret Rose Smith was appointed as the sole Conservator for Malcolm Franklin Rose, Jr.

The said Malcolm Franklin Rose, Jr. is also known as Malcolm Rose, Jr and Malcolm F. Rose, Jr.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1211 Ordway Place, Nashville, TN 37206.

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. 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/our hand(s) this 8th day of March, 2023.

Malcolm Franklin Rose, Jr.
By: Margaret Rose Smith, conservator
Margaret Rose Smith, Conservator

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 8th day of March, 2023, personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Margaret Rose Smith, Conservator of Malcom Franklin Rose, Jr., with whom I am personally acquainted, and who acknowledged that Margaret Rose Smith executed the within instrument for the purposes therein contained and who further acknowledged Margaret Rose Smith is the Conservator of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2023.



Preston D Matthews
Notary Signature
My commission expires: 6/7/25

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066