This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20507-AP

Karen Johnson Davidson County
Batch# 981132 DEEDWARR
03/15/2023 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,811.00
20230315-0018731

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,030,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2023.

Notary Public
My Commission Expires: _____

LINDSAY B. FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| L&M Sons, LLC<br>8901 Florence Rd.<br>Smyrna, TN 37167 | New Owner | 119-09-238 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John R. Wall, Jr.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **L&M Sons, LLC, a Tennessee Limited Liability Company**, 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:

Being the northwest part of Lot No. 1 on the Plan of H. G. McNabb's Subdivision, as of record in Book 1130, Page 64, in the Register's Office for Davidson County, Tennessee, and describe as follows:

Beginning at a point in the Southerly margin of Thompson Lane at a concrete monument at the beginning of a curve at the intersection of said Lane and Louise Drive; thence with the margin of said Lane, Easterly 75 feet to a point; thence southerly 151 feet more or less to a point in the North line of the property conveyed to Mrs. Verlie Schechet by Deed from Mrs. Edna Woods, Trustee, of record in Book 1540, Page 71, said Register's Office; thence with Mrs. Verlie Schechet's North line Westerly 99 feet more or less to the Easterly margin of Louise Drive; thence with the margin of said drive, Northerly 131.5 feet to a concrete monument at the beginning of a curve; thence around said curve, Northeasterly 33.9 feet to the beginning.

Included in the above-described tract but specifically excluded therefrom is all that parcel conveyed by Right-of-Way Deed to the State of Tennessee for the use and benefit of the Department of Highways and Public Works, as a right-of-way for public highway known as Thompson Lane, of record in Book 2021, page 404, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John R. Wall, Jr. by Quitclaim Deed from John R. Wall, Sr., dated August 10, 2001, recorded August 13, 2001, of record in Instrument No. 20010813-0087310, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to John R. Wall, Jr. by Warranty Deed (Reserving a Life Estate) John R.

Wall, Sr., dated September 26, 1994, recorded November 2, 1994, of record in Book 9508, page 675, said Register's Office.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **415 West Thompson Lane, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 13th day of March, 2023.

GRANTOR:

John R. Wall, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John R. Wall, Jr, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of March, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

**I,** Kirsten Virden, **do hereby make oath that I am a licensed**

**Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on** 3-13-2023 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 3-13-2023

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 15th **day of** March **, 2** 023 **.**

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.10.2024

**Notary's Seal (if on paper)**

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM