Karen Johnson Davidson County
Batch# 981860 DEEDWARR
03/17/2023 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $4,125.50
20230317-0019457

Warranty Deed

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,115,000.00. Affiant Subscribed and sworn to before me, this the 10th day of March, 2023. Notary Public My commission expires: 7/14/2024

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:
Cindy Bohm	NEW OWNER	083-01-0-439.00
919 Manila Avenue	919 MANILA AVE	
Nashville, TN 37206	NASHVILLE TN 37206	

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 **CINDY BOHM, AN UNMARRIED WOMAN**, 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, described according to an unrecorded survey of Barry Greer and Associates dated June 12, 1964, as Parcel "D" and being Lot 24 and a part of Lot 23 on the map of the James Burns Subdivision of record in Book 421, Page 40, Registers Office, and described as follows:

Beginning at a point on the Northerly margin of Manila Avenue being the Southwest corner of Lot 24 of the James Burns Subdivision and the intersection of said Manila Avenue with a former alley right of way; thence North 03 Degrees 50 Minutes East 101.10 feet along the original lot line of Lot 24 and Lot 23 to a point; thence South 87 Degrees 18 Minutes East 47 feet to a point; thence North 03 Degrees 50 Minutes East 10.00 feet to a point; thence South 87 Degrees 18 Minutes 16 Seconds East 120.00 feet to a point; thence South 03 Degrees 50 Minutes 51 Seconds West and North 88 Degrees 28 Minutes 40 Seconds West a distance of 109.62 feet to the point of beginning, containing 11,500 square feet, more or less.

Being the same property conveyed to L. A. N. D. Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jonathan M. Novak and Cortney L. Novak, husband and wife, of record in Instrument No. 20210104-0000547 Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on January 04, 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 919 Manila Avenue, 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 10th day of March, 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, Managing Member, 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 9th day of March, 2023.

_____
Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **March 9, 2023**.

Date

Affiant Signature

March 17, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **March**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner