Karen Johnson Davidson County
Batch# 987787 DEEDWARR
04/03/2023 12:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230403-0023934

WARRANTY DEED

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2023

Notary Public

MY COMMISSION EXPIRES: 5-18-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gordon Wynn III	OWNER	071-11-0 022.00
(NAME)	(NAME)	
3180 Millington Road		
(ADDRESS)	(ADDRESS)	
Memphis, TN 38127		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **LH615, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gordon Wynn III,** 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:

Beginning on the Northerly margin of Gatewood Avenue 56 feet Easterly from the East margin of Luton Street; thence with the Northerly margin of Gatewood Avenue, Easterly 60 feet to a point; thence Northerly and paralleled to Luton Street 208 feet, more or less, to the South line of Lot No. 14 of the John Woodard Lands; thence with said line Westerly 60 feet to a point 56 feet Easterly from the margin of Luton Street; thence 208 feet, more or less, to the beginning.

Being the same property conveyed to LH615, LLC, by deed of record in Instrument No. 20220708-0078760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 203 Gatewood Avenue, Nashville, TN 37207
(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 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. 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.

Witness my/our hands this 31st day of March, 2023.

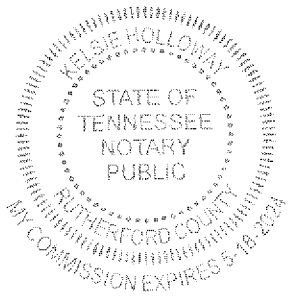
LH615, LLC
By: Lori Holloway, Autthorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of LH615, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2023.

Notary Public
My Commission Expires: 5/18/2024



File No.: 22758

I, Kelsie Holloway 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 3|31|2023 (date of document).

Kelsie Holloway

Affiant Signature

4|3|2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3rd day of April, 2023.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11|28|26

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY