This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20777-DJ

Karen Johnson Davidson County
Batch# 992991 DEEDWARR
04/18/2023 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20230418-0028236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2023.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Capitol Homes, Inc. PO BOX 1847 BRENTWOOD, TN 37024	New Owner	173-14-0A-053.00CO

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, **Blackstone Development, Inc., a Tennessee corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Capitol Homes, Inc., a Tennessee corporation**, hereinafter called the Grantee(s), its successors 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. 53 on the Plan of Phase Five, Delvin Downs of record in Instrument No. 20220713-0080416, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Blackstone Development, Inc., a Tennessee corporation, by deed from Landcrest General Partnership, a Tennessee general partnership, of record in Instrument No. 20190130-0009051, Register's Office for Davidson County, Tennessee, dated January 30, 2019 and recorded on January 30, 2019.

This is unimproved property located at: **1105 Parklawn Drive, 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 17th day of April, 2023.

GRANTOR:

Blackstone Development, Inc., a Tennessee corporation

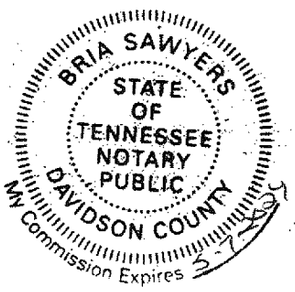
By: _____
Larry J. Hasty, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry J. Hasty, Secretary 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 is the Secretary of Blackstone Development, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of April, 2023.

_____
Notary Public
My Commission expires: 5-7-2024



202304180028236

- 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 4/17/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/17/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of April, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

