Karen Johnson Davidson County
Batch# 993143 DEEDWARR
04/18/2023 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20230418-0028446

WARRANTY DEED

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2023.

Kristian Booth
Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Ave. S. #202, Nashville, TN 37212

File No.: NAS1003-23

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patrick L. Livingston and Rebecca C. Livingston	Mortgage Investors Group	104-16-0-348.00
(NAME) 4790 Riverwood Dr	(NAME) 8320 E. Walker Springs Ln Suite 200	
(ADDRESS) Hilliard, OH 43026	(ADDRESS) Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Seventy-Five Thousand And No/100 Dollars ($1,075,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MCCLAIN INVESTMENTS TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK L. LIVINGSTON AND REBECCA C. LIVINGSTON, HUSBAND AND WIFE**, 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 the Easterly half of Lot No. 33 of the Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, said Register's Office.

Said part of said lot fronts 50 feet on the Southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley measuring 50 feet thereon.

Being the same property conveyed to McClain Investments TN LLC, a Tennessee limited liability company by Warranty Deed from Terry Alison Griffith, unmarried of record in Instrument No. 20211201-0158406 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on December 01, 2021.

unimproved ☐
This is ☒ property, known as 1513 Ashwood Avenue, Nashville, TN 37212
improved

(House No.) (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 our hands this 14th day of April, 2023.

McClain Investments TN LLC, a Tennessee limited liability company

BY: _____
Brian Layton, Sole Member

State of Tennessee

County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Brian Layton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole member of McClain Investments TN LLC, a Tenneessee limited liability company, the within named bargainor, a limited liability company, and that such as the sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Brian Layton.

Witness my hand, at office, this 14th day of April, 2023

_____
Notary's Signature

My commission expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 18, 2023 (date of document).

Affiant Signature

April 18, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023