Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2023

Notary Public

COMMISSION EXPIRES _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 995342 **DEEDWARR**
04/24/2023 10 58.58 AM 2 pgs
Fees: $13 00 Taxes $2,497 50

20230424-0029908

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Timothy Bradley Yeaton Jordan Elisabeth Bacon	New Owner	128-16-0C-054-00
(NAME)	(NAME)	
7156 Still Spring Hollow		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **L.A.N.D. Group, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY BRADLEY YEATON AND JORDAN ELISABETH BACON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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. 54 on the Final Plat of Phase 3, Section 2, Still Springs Ridge of record in Instrument No. 20210225-0023476, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to L.A N.D Group, LLC by Warranty Deed from Merko Investments, LLC, a Texas Limited Liability Company of record in Instrument No. 20210722-0098230, dated July 15, 2021 and recorded July 22, 2021, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Merko Investments, LLC, a Texas Limited Liability Company by Warranty Deed from Greater Middle Tennessee Development Partnership, a Tennessee Partnership record in instrument No 20180816-0081209, dated August 15, 2018 and recorded August 16, 2018, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 7156 Still Spring Hollow Drive Nashville, TN 37221
(House Number) (Street) (P O Address) (City or Town) (State) (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, successors 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, successors 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 21st day of April, 2023

L A N D Group, LLC, a Tennessee Limited Liability Company

By _____
Brandon Knox, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Knox, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Member of L.A.N.D. Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Member.

Witness my hand, at office, this 21st day of April, 2023.

_____
Notary Public

My Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025