BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 999001 DEEDWARR
05/03/2023 10 27 43 AM 2 pgs
Fees $13 00 Taxes $1,128 50

20230503-0032778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF MAY, 2023.

JOSEPH WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES 4/27/2025 (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Dodger Properties, LLC	Same as New Owner	
(NAME) 4301 Hillsboro Pike, Suite 300	(NAME)	091-05-0-138-00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, WE, **MATTHEW Y. MCCLANAHAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DODGER PROPERTIES, LLC**, 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 southerly half of Lot 12 on the Plan of Map showing resubdivision of Westover Subdivision of Lot 37, Cockrill Plan, of record in Plat Book 421 at page 25, Register's Office for Davidson County, Tennessee, and described according to a survey made by Campbell, McRae and Assoc., Surveying, Inc., dated 6/19/95, License No. 1673, whose address is 2424 21st Ave. South., Nashville, TN 37212, described as follows:

BEGINNING at a point in the easterly margin of Vernon Avenue, said point being the northwest corner of the herein described lot; thence east 175 feet to a point; thence south 50 feet to a point; thence west 175 feet to a point in the easterly margin of Vernon Avenue, thence north 50 feet to the point of beginning. NOTE: The legal description in deed(s) of record in Instrument No. 20010619-0064843 and 20220613-0067146 both erroneously reference plat page 26.

Being the same property conveyed to Diane Anderson, by Warranty Deed from Linda Ann Latter Podis, an unmarried person, of record at Instrument No. 20010619-0064843, Register's Office for Davidson County, Tennessee, dated June 14, 2001 and recorded June 16, 2001.

Diane Anderson subsequently died intestate on December 7, 2021, thereby vesting ownership in the subject property into her sole heir at law, Matthew Y. McClanahan. Also see Affidavit of Heirship of record at Instrument No. 20220613-0067145, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Y. McClanahan by Quitclaim deed from Matthew Y. McClanahan, sole heir at law of Diane Anderson a/k/a Dianne N. Anderson of record as Instrument Number 20220613-0067146, Register's Office for Davidson County, Tennessee, dated June 3, 2022 and recorded on June 13, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 630 Vernon Avenue, Nashville, TN 37209-1229
(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 hand this 2nd day of May, 2023

MATTHEW Y MCCLANAHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Y. McClanahan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 2nd day of May, 2023.

Commission expires 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public