Karen Johnson Davidson County
Batch# 1001919 DEEDWARR
05/11/2023 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230511-0035006

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/08/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 9/8/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3445

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
I.N.T.R.A. Inc. a Tennessee Corporation	I.N.T.R.A Inc	084-01-0-055.00
1419 Rosebank Avenue	2009 Julie Dr	
Nashville, TN 37206	Mt. Juliet TN 37122	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Beverly J. Langford, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

I.N.T.R.A., Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTEE(S), 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, TN, being Lot No. 57 on the Plan of Dugger Heights, Section III, of record in Book 1835, Page 54, Registers' Office for said County.

Said Lot No. 57 fronts 98 feet on the East side of Rosebank Avenue and runs back between lines 295 feet on the North line and 319.7 feet on the South line to a dead line which it measures 101 feet.

Being the same property conveyed to Beverly J. Langford, unmarried by Warranty deed from Carlene Dick Clingingsmith, William Terrel Francis and Beverly Jean Francis Langford, being the sole and only heirs of Burness Carl Dick and wife, Evelyn P. Dick (both deceased) of record in Instrument No. 20141003-0091926 Register's Office for Davidson County, Tennessee, dated October 02, 2014 and recorded on October 03, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1419 Rosebank Avenue Nashville, TN 37206

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on May 8, 2023.

Beverly J Langford by Sherry Lynn Hopkins Attorney in Fact

Beverly J. Langford by Sherry Lynn Hopkins, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sherry Lynn Hopkins,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Beverly J. Langford, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Beverly J. Langford, and is authorized by Beverly J. Langford, to execute this instrument on his/her behalf.

Witness my hand and official seal, this May 8, 2023.

Notary Public

My Commission Expires: 9/8/2025

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2023-3445

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 8, 2023.

J. Carlton Drumwright

May 8, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 8, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY