Karen Johnson Davidson County
Batch# 1003621 DEEDWARR
05/16/2023 08 27 19 AM 2 pgs
Fees $13 00 Taxes $2,201 13
20230516-0036360

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $594,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 7/3/23
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

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

File No NAS1026-23

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Lance Taylor Garrison	Lance Taylor Garrison	081-10-0-358 00
(NAME) 1618 23rd Ave N	(NAME) 1618 23rd Ave N	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Ninety-Four Thousand Nine Hundred And No/100 Dollars ($594,900 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SUMMIT BUILDERS CORP, A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LANCE TAYLOR GARRISON, SINGLE,** 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 Lot No 123 on the Plan of S.A Champions Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No. 123 fronts 50 feet on the Easterly side of 23rd Avenue North, formerly Lealand Street, and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Summit Builders Corp, a Tennessee Corporation by Warranty deed from Lester Morris, single of record in Instrument No 20210429-0057388 Register's Office for Davidson County, Tennessee, dated April 27, 2021 and recorded on April 29, 2021

This is improved ☒ property, known as 1618 23rd Ave N, Nashville, TN 37208

(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 the 15th day day of May 2023

Summit Builders Corp, a Tennessee Corporation

BY _____
Surajit Chaudhury
President

State of Tennessee
County of Rutherford

Before me, a Notary Public of the state and county mentioned, personally appeared Surajit Chaudhury 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 President of Summit Builders Corp., the within named bargainor, a corporation, and that such president, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Surajit Chaudhury.

Witness my hand, at office, this 15th day of May, 2023

_____
Notary Public

My Commission Expires 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023