Karen Johnson Davidson County
Batch# 1007866 DEEDWARR
05/25/2023 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20230525-0039579

WARRANTY DEED

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER, IS $565,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 05/24/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-20-2023

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED Nashville LLC
278 Franklin Road
Suite 160
Brentwood, TN 37027
File # 2023-3611

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Luca James Demusz	**Legacy Home Loans dba Steadfast Mortgage**	081-16-0-246.00
1034 Scovel Street	1036 Stearman Dr., Ste. 6	
Nashville, TN 37208	White House, TN 37188	

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,

Gregory Littell, a single man

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

Luca James Demusz, an unmarried man

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, Tennessee, being Lot No. 2 on the Plan of First Revision of Lot 39 and the Westerly half of Lot No. 40, McGavock Town of North Nashville of record in Plat at Instrument No. 20040224-0020830, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gregory Littell, a single man by Warranty Deed from Stacie R. Wade, unmarried of record in Instrument No. 20210428-0056660 Register's Office for Davidson County, Tennessee, dated April 16, 2021 and recorded on April 28, 2021.

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 1034 Scovel Street, Nashville, TN 37208.

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 23RD, 2023.

Gregory Littell

STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

Personally appeared before me, a Notary Public of said County and State, Gregory Littell, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 23RD, 2023.

Notary Public MARISOL WINNS

COMMISSION #769279

My Commission Expires: 08/29/2026



True Copy Certification

I, **Tonya Cherry,** 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 this the 23 day of May, 2023.

Affiant Signature
Date 05/23/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON