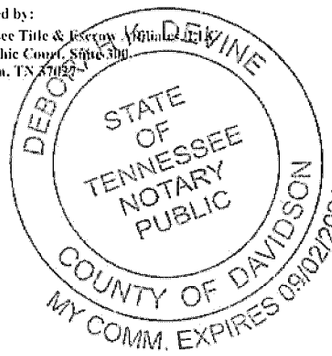
Karen Johnson Davidson County
Batch# 1013910 DEEDWARR
06/12/2023 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20230612-0044516

Prepared by:
Tennessee Title & Escrow, Affiliate of LTC
206 Gothic Court, Suite 300
Franklin, TN 37067



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $470,000.00

Jameika Jones
Affiant

Subscribed and sworn to before me, this 5 day of JUNE 2023.

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Lemar Properties, LLC	NEW OWNER	118-04-0-155.00
~~2206 Winford Avenue~~ 2146 UTOPIA AVE.		
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marty L. McCord, an unmarried man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Lemar Properties, LLC, a Tennessee limited liability company,** 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:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Rosedale Subdivision, as of record in Book 547, page 45, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 9 fronts 50 feet on the easterly side of Winford Avenue and runs back 246.8 feet on the southerly line and 261.9 feet on the northerly line to a dead line and shows 49.75 feet thereon.
>
> Being the same property conveyed to Marty L. McCord and wife, Carol S. McCord by Warranty Deed from Mary Lois Dunkerley, Sarah Mallard and Charles M. Paris, Jr. dated April 15, 1974 of record in Book 4806, page 448, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Marty L. McCord, married, by Quitclaim Deed from Carol S. McCord dated June 26, 2019 of record as Instrument No. 20190702-0064347, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2206 Winford Avenue, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 5th day of June, 2023.

Marty L. McCord

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Marty L. McCord,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 5th day of June, 2023.

Notary Public

My Commission expires: 6-17-2024

FILE NO: 2023057711

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, DEBORAH DEVINE, 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 JUNE 5, 2023.

Date

Affiant Signature

JUNE 12, 2023
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 12 day of JUNE, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 10/10/26
Date

Notary's Seal (if on paper)