Karen Johnson Davidson County
Batch# 1014473 DEEDWARR
06/13/2023 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230613-0044978

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 10-20-2025 (AFFIX SEAL)

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 10-20-2025

LR-SC-23-4809

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Suburban Cowboys, LLC	**New Owner**	
(NAME)	(NAME)	**061-03-0-104.00**
2441 Old Fort Parkway, Suite Q472		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **THOMAS MARTIN HERROD, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

The following described tracts or parcels of land in Davidson County, to-wit.

Being Lot No. 25 on the Map of Lindell Heights, as of record in Book 1835, page 14, Register's Office for said County.

Said Lot No. 25 fronts 71 feet on the West side on Lindell Street and runs back between lines, 138 feet on the North line and 163.3 feet on the South line to a dead line in the rear on which it measures 75.5 feet.

Being the same property conveyed to Thomas Martin Herrod by Quitclaim deed from Thomas Martin Herrod, Executor for the Estate of Zettie Herrod of record in Instrument No. 20080401-0032440 Register's Office for Davidson County, Tennessee, dated March 05, 2008 and recorded on April 01, 2008.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 14, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1786, Page 389 and Book 1876, Page 156, in the Register's Office for Davidson County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4809 Lindell St, Nashville, Tennessee 37216**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 26 DAY OF MAY, 2023.

Thomas Martin Herrod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. PATTAT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/10/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, John Gleaves, 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 5/26/23 (date of document).

Affiant Signature

Date 5/26/23

State of Tennessee

County of Davidson

Sworn to and subscribed ~~before~~ me this 26 day of May, 2023

Notary's Signature

MY COMMISSION EXPIRES:

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-20-2025