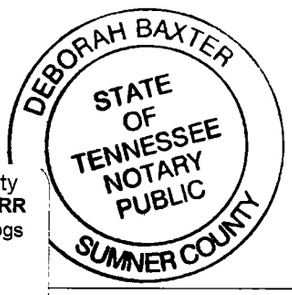
WARRANTY DEED



Karen Johnson Davidson County
Batch# 1017662 DEEDWARR
06/22/2023 10 01 00 AM 2 pgs
Fees $13 00 Taxes $1,480 00

20230622-0047314

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2023

Notary Public

MY COMMISSION EXPIRES 3/25/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
LSP, LLC	NEW OWNER	83-13-101
(NAME)	(NAME)	
1112 Fatherland Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20231019

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Peggy Delores Crague and Deborah Dianne Plant** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **LSP, LLC**, 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 :

Certain real property situate in Davidson County, Tennessee, and described as follows

Being the N ½ of Lot 95 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof Said part of said lot fronts 50 feet on the south side of Fatherland Street, and runs back between parallel lines 106 5 feet to a dead line

Also conveyed is a 5' sewer line easement extending across the S ½ of the said Lot 95 and along the east boundary thereof of Lillian Street, as set forth in decree of record in Minute Book 181, page 184, Chancery of Davidson County, Tennessee

BEING the same property conveyed to Cordell Jones Jr. and wife, Mary E D Jones, by Warranty Deed from Realty Brokerage, Inc , a Tennessee corporation, dated May 18, 1959, and filed of record in Book 2907, page 230, Register's Office for Davidson County, Tennessee. The said Mary E.D. Jones having died on or about 12/29/2003, leaving the said Cordell Jones Jr , the surviving tenant by the entirety and sole owner of said land Cordell Jones Jr , unmarried, conveyed said property to Peggy Delores Crague and Deborah Dianne Plant, each a one-half interest as tenants in common by Quitclaim Deed dated April 20, 2005 and filed of record in Instrument No 20050422-0044975, said Register's Office

Mary E D Jones and Mary Evell Jones are one and the same person

Unimproved ☐

This is improved ☒ property, known as 1112 Fatherland Street, Nashville, TN 37206
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 16th day of June, 2023

Peggy Delores Crague

Peggy Delores Crague

Deborah Dianne Plant

Deborah Dianne Plant

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Peggy Delores Crague and Deborah Dianne Plant, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 16th of June, 2023

Notary Public
My Commission Expires 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY