WARRANTY DEED

Karen Johnson Davidson County
Batch# 1018842 DEEDWARR
06/26/2023 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20230626-0048346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$160,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES: 6/25/24

(AFFIX SEAL)

LARRY MARTIN LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
X5 Construction LLC	New Owner	092-05-0-166.00
(Name)	(Name)	
947 31st Ave North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KENDRA RICHARDSON** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **X5 CONSTRUCTION LLC** 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. 17, as shown on the map entitled Plat of George I. Waddey's Subdivision of Blocks 16 and 26 of Midway, of record in Book 421, page 55, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 17 fronts 50 feet on the westerly side of 31st Avenue North (formerly Home Street) and runs back between parallel lines, with the southerly margin of an alley, 150 feet to an an alley in the rear.

Being the same property conveyed to LEO DONALD SUGGS, by deed from FRANCES ARMSTRONG, A WIDOW, of record in Book 3503, page 347, dated January 31, 1963, said Register's Office.

LEO DONALD SUGGS died intestate on or about October 8, 2021, leaving DOROTHY MARIE SUGGS AND KENDRA RICHARDSON as his only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20221129-0125106, said Register's Office.

DOROTHY MARIE SUGGS died intestate on or about July 14, 2022, leaving KENDRA RICHARDSON as her only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20221129-0125107, said Register's Office.

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.

Executed by my hand this 23rd Day of June 2023.

Signed with Stavvy:
Kendra Richardson
3099vujkG2M
Kendra Richardson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication KENDRA RICHARDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the within named grantor, and that she electronically executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 23rd day of June, 2023.

Signed with Stavvy:
Jim Myers
7LNNofKJa
Notary Public

My Commission Expires: 11/ 6/2024

(SEAL)

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 6, 2024

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, [illegible], do hereby make oath that I am 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 6/23/23.

Affiant Signature

6/23/23
Date

State of Tennessee

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of June, 2023.

Notary's Signature

My Commission Expires: 5-7-2024

Notary's Seal

