WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028493 DEEDWARR
07/20/2023 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20230720-0055773

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00

Monica Dougherty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Monica Dougherty	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME) Rocket Mortgage	
1732 21st Ave N (ADDRESS)	1050 Woodward Ave (ADDRESS)	08111010100
Nashville TN 37208 (CITY) (STATE) (ZIP)	Detroit MI 48226 (CITY) (STATE) (ZIP)	

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, **Lee & Downs Investment Group LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Monica Dougherty**, a single woman, HEREINAFTER CALLED THE GRANTEE, HER 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 part of the west part of Lot No. 261 on the Map of the Subdivision of Lot No. 5 of the Bosley Lands allotted to J. M. Harding, a copy of which is of record in Book 38, Page 431, Register's Office for said County and described according to a copy of a survey thereof made Sept. 5, 1944, by Lewis D. Justice, a Surveyor, as follows:

Beginning at a point in the Easterly margin of 21st Avenue North 7.5 feet north of the common corner of Lots Nos. 260 and 261; thence easterly 120.5 feet to a point 8.7 feet North of the dividing line between lots 260 and 261; thence in a Northerly direction 38.7 feet to a point which is 2.6 feet South of the dividing line between lots 261 and 262; thence Westerly 120 feet to a point in the Easterly margin of 21st Avenue North, which point is 3.6 feet South of the common corner of lots 261 and 262; thence South with the Easterly margin of 21st Avenue North 38.9 feet to the point of beginning.

Being the same property conveyed to Lee & Downs Investment Group LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated March 20, 2023, and being of record at Instrument No. 20230322-0020904, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Music City Financial, LLC, a Texas Limited Liability Company by virtue of Warranty Deed dated March 17, 2023 at Instrument No. 20230322-0020859, in said Register's Office, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1732 21st Avenue N Nashville, TN 37208
(House Number) (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 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.

Witness my hand this 19th day of July, 2023.

Lee & Downs Investment Group LLC

Member

Ruanda Lee Quay, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Ruanda Lee Quay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be s Member of **Lee & Downs Investment Group LLC** the within named bargainer, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as Member.

WITNESS my hand and official seal at office this 19th day of July, 2023.

Notary Public

My Commission Expires: 1-6-25



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7-19-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7-19-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th **day of** July **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

