Karen Johnson Davidson County
Batch# 1032297 DEEDWARR
07/31/2023 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230731-0058615

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Carmen Coats
Affiant

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 27th day of July, 2023.

Brooke Hicks
Notary Public
My commission expires: 5/9/2026

Address of New Owner:	Send Tax Bills to:	Tax Information
L.A.N.D. GROUP, LLC 9308 Chevoit Drive Brentwood, TN 37027	New Owner	092 13 0 407.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY SHARPE, surviving tenant in common with right of survivorship of JOHN RICHARD KNIGHT, deceased,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, its successors 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. 60 on the Plan of Hortense Place, of record in Book 161, Page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 50 feet on the Easterly side of Baron Avenue and extends back Easterly between parallel lines 140 feet to an alley.

Being the same property conveyed to John Richard Knight and Timothy Sharpe, tenants in common with right of survivorship, by Quitclaim Deed from John Richard Knight, of record in Instrument No. 20220204-0013508, in the Register's Office of Davidson County, Tennessee, dated January 18, 2022 and recorded on February 04, 2022. The said John Richard Knight died on February 26, 2022 leaving Timothy Sharpe as the surviving tenant in common with right of survivorship.

Being the same property conveyed to Florian Ceglarek and John Richard Knight, tenants in common with right of survivorship, by Quitclaim Deed from Florian Ceglarek, of record in Instrument No. 20170407-0034420, in the Register's Office of Davidson County, Tennessee, dated April 3, 2017 and recorded on April 07, 2017. The said Florian Ceglarek died on April 21, 2017 leaving John Richard Knight as his surviving tenant in common with right of survivorship.

Being the same property conveyed to Florian Ceglarek, unmarried, by Warranty Deed from Deborah D. Owensby, married, Bobbie A. Julian, unmarried, Dale R. Daye, married, and Dennis W. Daye, married, of record in Book 10192, Page 474, in the Register's Office of Davidson County, Tennessee, dated September 11, 1996 and recorded on September 16, 1996. Said Florian Ceglarek died on April 21, 2017.

This property is improved property known as 302 33RD AVENUE NORTH, NASHVILLE, TN 37209

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 27 day of July, 2023

TIMOTHY SHARPE

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, TIMOTHY SHARPE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee), this 27 day of July, 2023.

Brian Payne, Notary Public

My Commission expires: 09/07/26 (SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 July 28, 2023 (date of document).

Affiant Signature

July 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023