Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner
April DeBoer and David DeBoer
6044 Bresslyn Road
Nashville, TN 37205

Send Tax Bills To

NEW OWNER

This Instrument Prepared By
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No 115-12-0-101

Karen Johnson Davidson County
Batch# 1034617 **DEEDWARR**
08/04/2023 11 43.16 AM 2 pgs
Fees $13 00 Taxes $24,790 00

20230804-0060423

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Landon Development Group LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David DeBoer and April DeBoer, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO 14 ON THE PLAN OF WEST MEADE VILLAGE, AS OF RECORD IN BOOK 3700, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERNCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION

Being the same property conveyed to Landon Development Group, LLC, a Tennessee limited liability company, by Warranty Deed from Lawrence D Lubow, Trustee of Lawrence D Lubow Living Trust dated August 30, 2018, and Jane D Lubow, Trustee of Jane D Lubow Living Trust dated June 9, 2021, recorded on June 11, 2021, of record in Instrument No 20210611-0078893, Register's Office for Davidson County, TN

Being the same property conveyed to Lawrence Lubow and wife, Jane Lubow by deed from Vickie N Williams, single, of record in Book 11528, page 736, Register's Office for Davidson County, Tennessee Subsequently, Lawrence Lubow and wife, Jane Lubow quitclaimed their interest, for the express purpose of severing the tenancy by the entirety, to Jeffrey Mobley, Trustee and then Jeffrey Mobley, Trustee, having conveyed his interest to Lawrence D Lubow and Jane D Lubow, as equal tenants in common (and not as tenants by the entirety and note as joint tenants with rights of survivorship), by deed of record in Instrument No 20180904-0087305, Register's Office for Davidson County, Tennessee Then Jane D Lubow having conveyed her interest to Jane D Lubow and/or Lawrence D Lubow, Trustees of the Jane D. Lubow Living Trust by deed of record in Instrument No 20180914-0091239 and Lawrence D Lubow having conveyed his interest to Lawrence D Lubow and/or Jane D Lubow, Trustees of the Lawrence D Lubow Living Trust by deed of record in Instrument No 20180914-0091240, Register's Office for Davidson County, Tennessee

This is improved property known as 6044 Bresslyn Rd , Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of August, 2023

Landon Development Group LLC

(SEAL)
By Jimmie Johnson, Jr, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Regina Sullo of the state and county mentioned, personally appeared Jimmie Johnson, Jr, Managing Member of Landon Development Group LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Landon Development Group LLC, the within named bargainor, a Limited Liability Company, and that such Jimmie Johnson, Jr, Managing Member of Landon Development Group LLC as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member

Witness my hand and seal, at office in Davidson County, this 3rd day of August, 2023

Notary Signature

My commission expires _____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $6,700,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Katie Bradley
(Affiant)

Sworn to and subscribed before me this 3rd day of August, 2023

Notary Public
My commission expires _____
File No 2023-6036-RS

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024