BOOK 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

(2)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc , 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee
COUNTY OF Wilson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2023

Notary Public

COMMISSION EXPIRES 6/29/27

(Affix Seal)

Karen Johnson Davidson County
Batch# 1035153 **DEEDWARR**
08/07/2023 09 43 13 AM 2 pgs
Fees $13 00 Taxes $603 10

20230807-0060779

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Meshia Henderson Jerrod Henderson		081-11-0-056
(NAME) 1708 22nd Avenue North	(NAME) *same as new*	
(ADDRESS) Nashville, TN 37208	(ADDRESS) owner	
(CITY) (STATE) (ZIP)	(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, I, **Avery Dill,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meshia Henderson and Jerrod Henderson, a married couple,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No 297 on the plan of J M , F J, and G W Harding's Subdivision (also known as J M T J and G W Harding's Plan) of part of the Beal Bosley property adjacent to the City of Nashville as shown on plat of record in Plan Book 21, page 80, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof

Being the same property conveyed to Dill Properties, LLC, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No 20210319-0036598, Register's office for Davidson County, Tennessee, dated 03/16/2021 and recorded 03/19/2021

Being the same property conveyed to Avery Dill by Quitclaim Deed from Dill Properties LLC, of record in Instrument No 20230807-0060778, Register's office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record, and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records

This is Unimproved property, known as 1708 22nd Avenue North (House Number) (Street) (P O Address) Nashville, TN (City or Town) 37208 (Postal Zip)

File No 6745-23
Warranty Deed Individual LES rev 09-2018

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, successors 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, successors 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 our hands this 4th day of August, 2023

Avery Dill

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Avery Dill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained

WITNESS my hand and seal this 4th day of August, 2023

S Nixon Pressley

Commission Expires 01/26/2025

