Karen Johnson Davidson County
Batch# 1041542 DEEDWARR
08/23/2023 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230823-0065808

WARRANTY DEED

ASHLEY RAE FORT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: In Clover LLC	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	In Clover, LLC	
(NAME) 915 Emmett Ave	(NAME) 3848 Hixson Ave	08301021500
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lillie Alexander, unmarried, and Holly Alexander, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **In Clover LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 17, on the plan of J. G. Grissim's Grand Avenue Addition, of record in Book 974, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete descripiton.

Said Lot No. 17 fronts 50 feet on the easterly side of Emmett, formerly Evon Street, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Lillie Alexander and Holly Alexander, both unmarried, by virtue of that certain Warranty Deed dated July 6, 1998, and being of record at Book 11013, Page 611 in the Register's Office of Davidson County, 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 915 Emmett Ave Nashville, TN 37206
(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 21st day of August, 2023.

Lillie Alexander by Holly Alexander Attorney In Fact
Lillie Alexander
By: Holly Alexander, Attorney in Fact

Holly Alexander
Holly Alexander

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Holly Alexander,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of August, 2023.

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

My Commission Expires: 1-6-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Holly Alexander, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lillie Alexander, and who acknowledged executing the same as the free act and deed of Lillie Alexander.

WITNESS my hand and official seal at office this 21st day of August, 2023.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **8/21/2023** (date of document).

Affiant Signature

8/21/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **AUGUST**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

