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Karen Johnson Davidson County
Batch# 1045771 **DEEDWARR**
09/05/2023 09 21 11 AM 2 pgs
Fees $13 00 Taxes $2,035 00

20230905-0069132

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000 00

Theresa L. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2023

Notary Public I Dyke Tatum

MY COMMISSION EXPIRES May 05, 2025

(AFFIX SEAL)

DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc , 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Phillip B Langlinais and Natalie K Langlinais	First Savings Bank	08310011300
(NAME)	(NAME)	
404 Bushnell Street	501 E Lewis and Clark Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 47129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dorothy Kuhn, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Phillip B. Langlinais and Natalie K. Langlinais, husband and wife, as joint tenants with right of survivorship,** hereinafter called the GRANTEES, their 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, State of Tennessee, described as follows to-wit

Being Lot No 66 and the southerly 20 feet of Lot No 67 on the Map of McEwen Place, as of record in Book 332, Page 133, Register's Office for said County

Said Lot No 66 and part of Lot No 67 front together 50 feet on the westerly side of Bushnell Street, and run back between parallel lines 136 feet to an alley

Being the same property conveyed to Dorothy Kuhn, unmarried by deed dated November 15, 1989 from Biheia Betty Mohamed, unmarried of record in Book 7985, Page 1, Register's Office for Davidson County, Tennessee

Property address: 404 Bushnell Street, Nashville, Tennessee 37206

unimproved ☐

This is improved ☑ property, known as 404 Bushnell Street, 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/our hands this 30th day of August, 2023

Dorothy Kuhn

State of Tennessee
County of Davidson

On this 30th day of August, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Dorothy Kuhn, the within named bargainor 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 and that she executed the within instrument for the purposes therein contained as her free act and deed

Witness my hand and official seal this 30th day of August, 2023

Notary Public I Dyke Tatum
My Commission Expires May 05, 2025

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No 23-LanglinaisP