Karen Johnson Davidson County
Batch# 1054078 DEEDWARR
09/26/2023 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $471.38
20230926-0075539

Name and Address of New Owner:
Ravyen's Nest, LLC
424 Red Sunset Ct
Brentwood TN 37027

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 092-06-0-589

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, **Brenda Laird, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ravyen's Nest, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 30 feet of Lot 49 and the southerly 10 feet of Lot 50 on the Map of Buchi's Subdivision of Lot No. 20 of McNairy Subdivision, as of record in Book 421, page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brenda Laird from Blue Sky International, LLC, a Delaware limited liability company by Warranty Deed dated April 25, 2005, of record in Instrument No. 20050502-0068690, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Tyrone Laird and wife, Futina Laird by Quitclaim Deed from Brenda Laird on February 1, 2011, of record in Instrument Number 20110201-6009074, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Brenda Laird by Quitclaim Deed from Tyrone Laird and wife, Futina Laird dated January 16, 2013, of record in Instrument No. 20130124-007948, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 727 26th Ave N, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 18th day of September, 2023.

Brenda Laird (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2023, before me personally appeared Brenda Laird, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of September, 2023.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

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 $127,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of September, 2023.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/18/23 (date of document).

Affiant Signature

9/22/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of Sept, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

