Karen Johnson Davidson County
Batch# 1063973 DEEDWARR
10/23/2023 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20231023-0082865

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QRPS-17093-2023

WARRANTY DEED

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of October, 2023.

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Haley Construction, LLC Bianca N. Benford 1657 Commanche Run Madison, TN 37115	Same address as new owner	081-15-0-199.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($150,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **VALERIE VIRGINIA ALLEN OWENS, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **D. HALEY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND BIANCA N. BENFORD** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 1/2 of Lot No. 407 on the Map of McGavock, Wetmore, & Others' Addition of record in Book 21, page 41, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said Part of said Lot No. 407 fronts 52 feet on the easterly side of 18th Avenue North, formerly Salem Street, and runs back between lines 306 feet on the northerly line and 317.5 feet, more or less, on the southerly line, to the westerly margin of an alley, measuring 50 feet thereon.

Being the same property conveyed to Valerie Virginia Allen Owens by Final Decree Confirming Sale from the Metropolitan Government of Nashville and Davidson County, Tennessee, dated February 23, 1997, and filed for record August 8, 1997 in Book 10576, Page 271, in the Register's office of Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is _X_ unimproved ___ improved property, known as: **1610 Doctor DB Todd Junior Boulevard, Nashville, TN 37208**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20th day of October, 2023

GRANTOR(S)

Valerie Virginia Allen Owens

Valerie Virginia Allen Owens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Valerie Virginia Allen Owens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

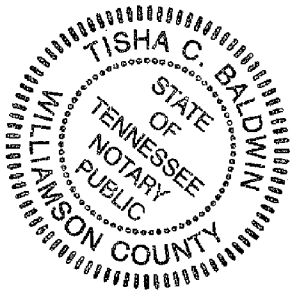
WITNESS my hand and seal, this the 20th day of October, 2023.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11-28-26



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 20, 23 (date of document).

Jennifer L. Pennell

Oct 23, 23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23 day of Oct, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

