Karen Johnson Davidson County
Batch# 1067088 DEEDWARR
11/01/2023 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20231101-0085489

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $479,900.00. Affiant Subscribed and sworn to before me, this the 31st day of October, 2023. Notary Public My commission expires: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brook B. Limbird	New Owner(s)	119-10-0-187.00
2812 Live Oak Rd.	2812 LIVE OAK ROAD	
Nashville, TN 37210	NASHVILLE, TN 37210	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THIRD PAIRING REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BROOK B. LIMBIRD, AS HER SOLE AND SEPARATE PROPERTY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, being Lot No. 36 on the Plan of Mashburn Heights of record in Plat Book 1835, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Natalie Renee Hafner by Warranty deed from John Michael Worrell, Mark Anthony Worrell, Darryl Glenn Worrell by John Michael Worrell, and Martha E. Worrell Attorney in Fact by virtue of Power of Attorney recorded in Instrument No. 20070620-0073469 Register's Office for Davidson County, Tennessee, and Martha E. Worrell of record in Instrument No. 20070620-0073470 in the aforesaid Register's Office, dated June 18, 2007 and recorded on June 20, 2007.

Being the same property conveyed to The Trustee of the Natalie Renee Hafner Trust by Quitclaim deed from Natalie Renee Hafner of record in Instrument No. 20190729-0074119 Register's Office for Davidson County, Tennessee, dated July 24, 2019 and recorded on July 29, 2019.

Being the same property conveyed to Third Pairing Real Estate LLC, a Tennessee limited liability company by Warranty deed from Thomas B. Bartlett and Peggy D. Mathes, Co-Trustees of the Natalie Renee Hafner Trust of record in Instrument No. 20230321-0020382 Register's Office for Davidson County, Tennessee, dated March 17, 2023 and recorded on March 21, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2812 Live Oak Road, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2023.

Third Pairing Real Estate LLC, a Tennessee Limited Liability Company

By: _____
Brad William Van Rassel, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brad William Van Rassel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Signer of Third Pairing Real Estate LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-25

_____
Notary Public

My Commission Expires: 3·3·25

Certificate of Authenticity

I, Holly A. Mason, 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 October 31, 2023.

Affiant Signature

10/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of October, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026