WARRANTY DEED

Karen Johnson Davidson County
Batch# 1068513 DEEDWARR
11/03/2023 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231103-0086339

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF Oct., 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MST 2023-1186

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Uncanin and Annabelle Anderson husband and wife	SAME AS NEW OWNER	082-05-0-078.00
(NAME)	(NAME)	
1501 4th Avenue N, Unit 301		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Link's Business Group, Inc., (SIC) erroneously title Link Business Group,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Uncanin and Annabelle Anderson, husband and wife,** 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, Tennessee, being the Southerly 37 1/2 feet of the Northerly 47 1/2 feet of Lot No. 29 in D. T. McGavock's Plan of 98 lots in North Nashville, as of record in Book 21, Page 7, Registers' Office for Davidson County, Tennessee.

Said part of Lot No. 29 fronts 37 1/2 feet on the Easterly side of 4th Avenue North, formerly Cherry Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to John Sidney Swann and wife, Julia B. Swann by Installment Deed from Phil Cohen and wife, Sara K. Cohen of record in Book 2545, page 464, Register's Office for Davidson County, Tennessee, dated July 02, 1956 and recorded on July 10, 1956. (Value or consideration shown in aforementioned deed $3,450.00.)

John Sidney Swann died on or about April 25, 1981, leaving Julia B. Swann, as surviving tenant by the entirety.

Julia B. Swann died on or about December 11, 2002.

Being the same property conveyed to Link Business Group by Quitclaim Deed from Gwendolyn Wilson of record in Instrument No. 20110606-0043320, Register's Office for Davidson County, Tennessee, dated May 24, 2011 and recorded on June 06, 2011. (Value or consideration shown in aforementioned deed $0.00.)

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantor has assumed payment thereof when same become due and payable, Taxes for the year 2023, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

This property, known as 1718 4th Avenue North, Nashville, TN 37208-2214
(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 hand(s) this 30th DAY OF October, 2023.

Link's Business Group, Inc.

BY: Jack Randall Link

Jack Randall Link, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jack Randall Link**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of October, 2023.

Notary Public

My commission expires: 3/23/27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 30, 2023.

Signature
October 30, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this October 30, 2023

Notary's Signature

My Commission Expires: 4-13-25

