Karen Johnson Davidson County
Batch# 1080504 DEEDWARR
12/11/2023 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20231211-0095337

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-18690-23

WARRANTY DEED

TISHA C. BALDWIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of December, 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
Nashlux Properties, LLC 8110 Isabella Lane Brentwood, TN 37027	Same address as new owner	133-15-0-46.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TEN THOUSAND AND 00/100 Dollars ($310,000.00) 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, **RADACH & JOHNSON HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NASHLUX PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

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. 55 on the plan of Paragon Hills, of record in Book 3300, page 100, Register's Office for said County.

SAID Lot No. 55 fronts 65.6 feet on the southeasterly margin of Elysian Fields Road and extends back 156.0 feet on the northeasterly line and 149.0 feet on the southwesterly line to a dead line in the rear, measuring 66.0 feet thereon.

Being the same property conveyed to Richard T. Wallace, unmarried, by Warranty Deed from Wash E. Binkley et ux Alma Louise Binkley, of record in Book 5209, Page 378, in the Register's Office of Davidson County, Tennessee, dated October 12, 1977, and recorded on October 17, 1977. The said Richard T. Wallace died on February 03, 2023, testate. Robin Harrison, was appointed Executrix of the Estate of Richard T Wallace (aka Richard Trent Wallace) by Order of Probate in the Seventh Circuit Court for Davidson County, Nashville, Tennessee at Docket No. 23P-351 and conveys the subject property herein in accordance with the Last Will and Testament of Richard Trent Wallace.

Being the same property conveyed to Grantor by Warranty Deed of record at Instrument No: 20230620-

0046679 in the Register's Office of Davidson County, Tennessee, dated June 16, 2023 and recorded June 20, 2023.

Being further conveyed to Radach & Johnson Homes, LLC, a Tennessee limited liability company, from Music City Financial, LLC, a Texas limited liability company, dated 6/16/2023 and recorded 6/20/2023, of record in Instrument No. 20230620-0046858, Register's Office for 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 ___unimproved **X** improved property, known as: **341 Elysian Fields Road, Nashville, TN 37211**

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 8th day of December, 2023

GRANTOR(S)

Radach & Johnson Homes, LLC, a Tennessee Limited Liability Company

By: _____
Matthew Johnson, Member/Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned of the state and county mentioned, personally appeared Matthew Johnson, Member/Authorized Agent of Radach & Johnson Homes, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member/Authorized Agent of Radach & Johnson Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Matthew Johnson, Member/Authorized Agent of Radach & Johnson Homes, LLC as such Member/Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member/Authorized Agent.

WITNESS my hand and seal, this the 8th day of December, 2023.

_____
Notary Public

Tisha C Baldwin

My commission expires: 11-28-26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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 Dec 8, 23 (date of document).

Jennifer L. Pennell

Dec 11, 23

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of Dec, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

