Karen Johnson Davidson County
Batch# 1084016 DEEDWARR
12/20/2023 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20231220-0098023

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 315,000.00.

Affiant

Subscribed and Sworn before me this 18th day of December , 2023.

Notary Public
My commission expires: 8-16-2025

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Arnold Garcon and Therese Garcon 4021 Meadow Road Nashville, TN 37218	New Owner	058-16-0-032

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, **Local Property Group LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Arnold Garcon and Therese Garcon, a married couple,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11, Block "CC", on the Revised Map of Fairview Subdivision, of record in Plat Book 1130, Page 54, 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 Brent Van De Graaf, married, as his sole and separate property by Warranty Deed from Mikeya Akins, Executrix of the Estate of Iris E. Green and Wanda Akins, as Devisee under the Last Will and Testament of Iris E. Green, Deceased dated April 20th, 2016 and of record in Instrument No. 20160427-0040933, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Keyflip, LLC, by Warranty Deed from Brent Van De Graaff, married, dated March 28, 2022, recorded March 29, 2022, of record in Instrument No. 20220329-0036057, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Local Property Group, LLC by Warranty Deed from Keyflip, LLC, dated March 28, 2022 and recorded April 05, 2022, of record in Instrument No. 20220405-0039321, Register's Office for Davidson County, Tennessee.

This is [x] improved [ ] unimproved property known as 4021 Meadow Road, Nashville, TN 37218 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 18th day of December , 2023.

Local Property Group LLC, a Tennessee Limited Liability Company

By: Nicholas S. Howell
Nicholas S. Howell, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

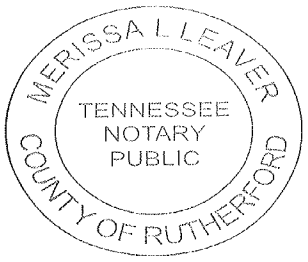
Before me, Merissa L Leaver of the state and county mentioned, personally appeared Nicholas S. Howell, Member of Local Property Group LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Local Property Group LLC, the within named bargainor, a Limited Liability Company, and that such Nicholas S. Howell, Member of Local Property Group LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Rutherford this 18th day of December, 2023.

Merissa L Leaver
Notary Signature

Printed Name: Merissa L Leaver

My commission expires: 11/22/2025



Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 12-18-23 (date of document).

Jami K Averwater
Signature

12-20-23
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 20th day of December, 2023.

Vicki Sheridan
Notary's Signature
MY COMMISSION EXPIRES: 09/20/2025
Seal

