Karen Johnson
Batch # 1089232
01/08/2024 09:19:09 AM
Fees: $13.00 Taxes: $6,031.00
Davidson County
DEEDWARR
2 pgs
20240108-0001364

WARRANTY DEED

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of January, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to: #17004

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TYP Holdings, LLC	New owner	09111028900 09111028800
(NAME)	(NAME)	
5205-5207 Alabama Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jeffrey L. Latondress and Donna F Latondress,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TYP Holdings, LLC,** 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 westerly one-half (1/2) Lot NO. 1108, and all of Lots 1110, 1112, 1114, 1116 and the East 5 feet of Lot NO. 1118, of Block 146, Plan 1, West Nashville, as of record in Book 57, Page 74 and 75, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 117.50 feet on the southerly side of Alabama Avenue and run back between parallel lines 150 feet to an alley.

Being property conveyed to Jeffrey L. Latondress and wife, Donna F. Latondress by deed from Dorris E. Sharber and wife, Joanne Sharber of record in Book 10314, page 919. A portion of the property was vested in G Co Investments, LLC M1, by Back Tax Sale Decree recorded in Instrument Number 20121121-0107543 and then redeemed by and vested in Jeffrey L. Latondress and Donna F. Latondress by Decree for Redemption recorded in Instrument Number 20130327-0030008.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5205 - 5207 Alabama Avenue, Nashville, TN 37209

(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 hands this 3rd day of January, 2024.

Jeffrey L. Latondress

Donna F Latondress

State of Tennessee
County of Davidson

Personally appeared before me Jeffrey L. Latondress and Donna F Latondress, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of January, 2024.

Notary Public
My Commission Expires: _____

File No.: 17004

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2025