Karen Johnson Davidson County
Batch# 1091351 DEEDWARR
01/22/2024 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240122-0002929

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY 2024.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0641

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
TX RE Opportunity 1216, LLC	NEW OWNER	Map: 04900020800
(NAME) 3534 Dickerson Pike	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KUDZU REAL ESTATE, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TX RE OPPORTUNITY 1216, LLC, A TEXAS LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 13 on the Map of Greens Lane Gardens Homes Subdivision, a development by Allan Murphy, described according to a copy of a survey thereof made by Pete Meyers, Surveyer, as follows:

Beginning at a point in the south margin of Greens Lane, at the common corner of Lots Nos. 12 and 13; said point being 2,833.5 feet west of the center line of Ewing Road, as measured along the south margin of Greens Lane; thence with the line between said lots, south 12° 15' east 799.5 feet; thence south 77° 40' west 37.9 feet to a point; thence south 58° west 62 feet to the common corner of Lots Nos. 13 and 14, thence with the line between said lots, north 12° 15' west 816 feet to the south margin of Greens Lane; thence with the margin of the same, north 77° 40' east 100 feet to the point of beginning.

INCLUDED in this description, but specifically EXCLUDED therefrom is the following property described as follows, to wit:

Beginning at the point of intersection of the north boundary of the Temphis Corporation Property and the east boundary of the Dan Little, etux property; thence with Little's east boundary north 08 degrees 19 minutes 08 seconds west 161.00 feet; thence south 83 degrees 55 minutes 06 seconds east 101.37 feet to a point in the west boundary of the Danny Lee Beaird, etux property; thence with said west boundary south 08 degrees 08 minutes 32 seconds east 115.81 feet to a point in the Temphis Corporation north boundary; thence with said north boundary south 81 degrees 35 minutes 31 seconds west 39.70 feet and south 63 degrees 17 minutes 52 seconds west 63.16 feet to the point of beginning and containing 0.303 acres.

Being the same property conveyed to Kudzu Real Estate, Inc., by deed from Evelyn Christine Jones, unmarried, of record in Instrument No. 20220603-0064215, dated May 27, 2022, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) Sanitary Sewer and/or Storm Drainage Easement of record in Book 7474, Page 605, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 553 Green Lane, Whites Creek, TN 37189
(House No.) (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 our hands this 11th day of January, 2024.

Kudzu Real Estate, Inc.

BY: _____
Robert B. Potter
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert B. Potter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Kudzu Real Estate, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 11th day of January, 2024.

My Commission Expires: 3/6/24

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 January 11, 2024.

(AFFIANT) – Karen Suggs

01/11/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 11th day of January, 2024.

My commission expires: 7/7/27

Notary Public

ANITA L. ESTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.