Karen Johnson Davidson County
Batch# 1093234 DEEDWARR
01/24/2024 09:36:30 AM 4 pgs
Fees: $23.00 Taxes: $3,015.50
20240124-0004609

ADDRESS OF NEW OWNERS:
LAURIE DENISE WATKINS AND
SOPHIE GWENDA WATKINS
708 JOSEPH AVENUE
NASHVILLE TN 37207

THIS INSTRUMENT PREPARED BY:
KELLY AND SMITH LAW OFFICES
121 PUBLIC SQUARE
GALLATIN, TN 37066

SEND TAX BILLS TO:
NEW OWNERS
708 JOSEPH AVENUE
NASHVILLE TN 37207

MAP AND PARCEL: 082-06-0-056.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **EIGHT HUNDRED FIFTEEN THOUSAND AND NO/100 ($815,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, **INFUSION PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** has his day bargained and sold and by these presents do hereby transfer and convey unto **LAURIE DENISE WATKINS, A MARRIED WOMAN, AND SOPHIE GWENDA WATKINS, A MARRIED WOMAN,** their heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

LAND IN Davidson County, Tennessee, being Lot No. 3 on the Plan of the Nashville Housing Authority Subdivision, Number One of record in Plat Book 3700, Page 42 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 3 fronts 55.0 feet on westerly margin of Joseph Avenue and runs back between parallel lines measuring 145.0 feet on each line to a dead line in the rear measuring 55.0 feet thereon.

BEING the same property conveyed to Infusion Properties LLC, a Tennessee Limited Liability Company by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Lizzie R. Williams, as to a 50% interest, dated May 6, 2022 and of record in Instrument Number: 20220512-0054343 in the Register's Office for Davidson County, Tennessee.

BEING the same property to Infusion Properties LLC, a Tennessee Limited Liability Company by Warranty Deed from Vince E. Hersey, as to his 50%, dated May 6, 2022 and of record in Instrument Number: 20220512-0054343 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEES, their heirs and assigns, in fee simple forever.

INFUSION PROPERTIES LLC COVENANTS with the said GRANTEES that it is lawfully seized and possessed of the above-described lot or parcel of land, that it has a good right to convey same, and that the same is unencumbered, EXCEPT for 2024 real estate taxes which are to be pro-rated and payment assumed by GRANTEES, applicable zoning and building regulations and permits, and all visible easements and Restrictions, of record.

INFUSION PROPERTIES LLC FURTHER COVENANTS with the said GRANTEES and bind themselves, its successors and assigns and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEES, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS it hand this the 11th day of January, 2024.

INFUSION PROPERTIES LLC

BY: Chad A. Lautt, Member
CHAD A. LAUTT, MEMBER

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHAD A. LAUTT, MEMBER OF INFUSION PROPERTIES LLC,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained as Member of Infusion Properties LLC.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 11th day of January, 2024.

SANDRA E. KETCHUM STATE OF TENNESSEE NOTARY SUMNER COUNTY My Commission Expires 01-31-2024

Sandra E. Ketchum
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OATH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$815,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 11th day of January, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/08/2026

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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**.

Date

Affiant Signature

January 23, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **23** day of **January**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)