Karen Johnson Davidson County
Batch# 1097271 DEEDWARR
02/02/2024 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,420.43
20240202-0007468

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Sheena Dignean	SEND TAX BILLS TO: new owner	MAP-PARCEL NUMBERS
(NAME) 3211 MAYER LANE	(NAME) 3211 MAYER LANE	08008020500
(ADDRESS) NASHVILLE, TN 37218	(ADDRESS) NASHVILLE, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **TJRT AllPros LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Sheena Dignean**, an unmarried woman, HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 121 on the Plan of Bordeaux Hills, Section 4, of record in Book 3600, Page 49, Register's Office for said County.

Being the same property conveyed to TJRT ALLPROS, LLC, A Tennessee Limited Liability Comapny, by virtue of that certain Warranty Deed dated July 10, 2023, and being of record at Instrument No. 20230712-0053319 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Robert Lee Woodley, by virtue of that certain Order Deed dated October 21, 1975, and being of record at Book 5876, Page 521 in the Register's Office of Davidson County, Tennessee. Robert L. Woodley in said Deed died on or about December 28, 2022, survived by Lisa R. Woodley and Kimberly Shuttle Jackson as established by Affidavits of Heirship at Instrument Nos. 20230712-0053316 and 20230712-0053317 in the said Register's Office

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3211 Mayer Ln Nashville, TN 37218
(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 hand this 1st day of February, 2024.

TJRT ALLPROS LLC

Member

By: Ruanda Lee Quay, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Ruanda Lee Quay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Managing Member** of **TJRT AllPros LLC** the within named bargainer, and that he/she as such **Managing Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as **Managing Member**.

WITNESS my hand and official seal at office this 1st day of February, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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 **February 1, 2024**.

Date

Affiant Signature

February 2, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **2** day of **February**, 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)