Karen Johnson Davidson County
Batch# 1099565 DEEDWARR
02/09/2024 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20240209-0009133

WARRANTY DEED

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-7-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2024010009

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lamont Jordan (NAME)	Lamont Jordan (NAME)	081-07-0-526.00
4027 Whites Creek Pike (ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-FIVE THOUSAND AND NO/100 Dollars ($255,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DEQUANDRAELL MONTEZ ROSE, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAMONT JORDAN**, 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 northerly 4 feet of Lot No. 19, all of Lot No. 20, and the southerly 3-1/3 feet of Lot No. 21 on the Plan of the Subdivision of Lot 1 of the Woodard Property called Maple Grove, as of record in Plat Book 57, page 83, Register's Office for said County.

Said northerly part of Lot No. 19, all of Lot No. 20 and the southerly part of Lot No. 21 front together 40-2/3 feet on the westerly side of Tenth Avenue, North, formerly Maple Street, and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to NORA KELLY, by deed from MICHAEL COTHERN AND WIFE, DONNA M. COTHERN, of record in Book 5470, page 393, dated October 4, 1991, said Register's Office. NORA KELLY having since died intestate on or about May 4, 2021, leaving her Heirs at Law MARQUICTIA SHANTA KELLY AND ATRAVUS LAMAR KELLY, said property. See Affidavit of Heirship of record in Instrument No. 20210513-0064794 and Instrument No. 20210920-0125746, said Register's Office.

Further being the same property conveyed to DEQUANDRAELL MONTEZ ROSE, by quitclaim deed from MARQUICTIA SHANTA KELLY AND ATRAVUS LAMAR KELLY, of record in Instrument No. 20210513-0064795, dated May 13, 2021 and Instrument No. 20210920-0125747, dated May 6, 2021 , said Register's Office.

unimproved ☒
This is improved property, known as 1811 10th Avenue North, Nashville, TN 37208
(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.

Executed by my hand this the 8th Day of February, 2024.

Deqwon Rose

Deanquandraell Montez Rose

STATE OF Tennessee
COUNTY OF Davidson

Before me Stephanie Allen a Notary Public for the above State and County, do hereby certify that Deanquandraell Montez Rose personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th Day of February, 2024.

Stephanie Allen

Notary Public

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/9/2027

(SEAL)

Please return to
Logos Realty Closing Services Inc
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 2-8-2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2-8-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th **day of** February, 2024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM