Warranty Deed

Karen Johnson Davidson County Batch # 1107284 DEEDWARR 03/04/2024 01:35:20 PM 2 pgs Fees: $13.00 Taxes: $2,812.00 20240304-0014942	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $760,000.00. Affiant Subscribed and sworn to before me, this the 1st day of March, 2024. Notary Public My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nina Squitieri Michael Squitieri	New Owner(s)	091-09-3U-001.00-CO
6341 Alamo Place		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NINA SQUITIERI AND MICHAEL SQUITIERI, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Homes at 6341 Alamo Pl., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230328-0022339, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lee Andrew J. Proctor, Jr., and Wife, Emogene Conner Proctor, by Warranty Deed from Lewis W. Fitzwater, Jr., and wife, Patricia Fitzwater of record in Book 3819, Page 401, in the Register's Office of Davidson County, Tennessee, dated October 1, 1964 and recorded on October 6, 1964.

Being the same property awarded to Lois Emogene Conner Proctor by Decree of the Probate Court for Davidson County, Tennessee enetered in Minute Book 23-C, page 1312, the said Lois Emogene Conner Proctor being one and the same person as Emogene Conner Ilgner.

Being the same property conveyed to Harry P. Ilgner and wife, Emogene Conner Ilgner, as tenants by the entireties, from H. E. Collins, Trustee and Emogene Connner Proctor, of record in Book 5341, Page 535, in the Register's Office of Davidson County, Tennessee, dated August 31, 1978 and recorded on September 22, 1978.

Being the same property conveyed to Emogene (Jeanne) Conner Ilgner, by Quitclaim Deed from Harry P. Ilgner of record in Book 8240, Page 804, in the Register's Office of Davidson County, Tennessee, dated June 19, 1985 and recorded on November 20, 1990.

The said Emogene (Jeanne) Conner Ilgner f/k/a Lois Emogene Conner died on March 19, 2022 testate, devising subject property to Sharon Proctor Binkley n/k/a Sharon Procter Scruggs. See Probate Docket No. 22P961 recorded in the Seventh Circuit, Probate Division of Davidson County, Tennessee.

Further, being the same property conveyed to Sharon Proctor Scruggs and husband, Charles Altman Scruggs III by Executrix Quitclaim Deed from Sharon Proctor Scruggs, Executrix of the Estate of Lois Emogene Conner, deceased, of record in Instrument No. 20221215-0130001, in said Register's Office, dated December 5, 2022 and recorded on December 15, 2022.

Being the same property conveyed to L.A.N.D. Group, LLC by Warranty Deed from Sharon Proctor Scruggs and husband, Charles Altman Scruggs, III of record in Instrument No. 20230321-0020555 Register's Office for Davidson County, Tennessee, dated March 21, 2023 and recorded on March 21, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 6341 Alamo Place, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of March, 2024.

L.A.N.D. Group, LLC, a Tennessee Limited Liability Company

By: _____
Brandon C. Knox, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon C. Knox, Sole Member, 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 the Sole Member of L.A.N.D. Group, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 1st day of March, 2024.

_____
Notary Public

My Commission Expires: 3-3-26

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025