WARRANTY DEED

Karen Johnson Davidson County
Batch# 1110909 DEEDWARR
03/13/2024 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20240313-0017528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 05-09-2026

(AFFIX SEAL)

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

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

File No.: 2024020031

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
R AND H PARTNERSHIP		
(NAME)	(NAME)	
757 Armstrong Pl	SAME AS NEW OWNER	092-06-0-020.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FORTY THOUSAND AND NO/100 Dollars ($540,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOHN H OTEY, JR., married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R AND H PARTNERSHIP**, 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:

TRACT I:

Land in Davidson County, Tennessee, being the North 100 feet of the West 1/2 of Block 13, on the Map of Midway, of record in Plat Book 421, page 11, Register's Office for said County.

Said part of said Block 13 front 100 feet on the easterly side of 30th Avenue North and runs back between parallel lines, along the south margin of Albion Street, 150 feet to an alley.

TRACT II:

Land in Davidson County, Tennessee, Being part of the west one-half of Block 13, Plan of Midway, of record in Plat Book 421, page 11, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of 30th Avenue North, formerly Garrett Street, 1090 feet south of the south margin of Eden Street; thence easterly parallel to the southerly margin of Eden Street, 150 feet to an alley; thence southerly along the west margin of said alley, 50 feet; thence westerly 150 feet to the easterly margin of 30th Avenue North; thence with the margin of said Avenue northerly, 50 feet to the beginning.

Being the same properties conveyed to JOHN H. OTEY JR., by deed from LOIS A. POAG-RAY, UNMARRIED, of record in Instrument No. 20230905-0069263, dated August 30, 2023, said Register's Office.

This has never been marital property for the Grantor.

unimproved ☐
This is improved ☒ property, known as 2917 Albion Street, 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 8th Day of March 2024.

John H Otey, Jr.

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the above County and State, do hereby certify that John H Otey, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

My Commission Expires: 3/9/2027

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 3-8-24.

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 3-8-24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 03-8-24

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

