WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION ~~OR VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 515,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2024.

Notary Public

COMMISSION EXPIRES: 9/21/2024

COLEMAN R DIXON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPT 21, 2024

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1111017 DEEDWARR
03/14/2024 10:12:30 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20240314-0017669

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zack Hughes	Lending Hand Mortgage, LLC	069-16-0-169
(NAME)	(NAME)	
1914 Manchester Ave	510 Lentz Drive	
(ADDRESS)	(ADDRESS)	
Davidson, TN 37218	Madison, TN 37115	
(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, I, **L.A.N.D Group, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zack Hughes, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee and described as follows:

Tract I (Parcel A on prior deeds):
Land lying in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, and described according to a survey made by J.R. Wauford & Sons, Surveyors, February 28, 1953, as follows:

Beginning at a point on the East margin of Manchester Avenue South 36 deg., 30' West 285 feet from the intersection of the East margin of said Avenue and the center line of the Hydes Ferry Pike; thence with the East margin of said Avenue, South 36 deg. 30" West 30 feet to an iron pin; thence South 53 deg. 30" East 234 feet to an iron pin; thence North 36 deg. East 30 feet, and thence North 53 deg. 30 feet West 234 feet to the beginning.

Tract 2 (Parcel B on prior deeds):
Land in the 13th, formerly the 23¢d, Civil District of Davidson County, Tennessee, described as follows:

Beginning at the Southeast comer of the property conveyed to Leslie Smith, et al, by E. C. Elrod and wife. by deed of record in Book 2592, Page 277, Register's Office for said County, South 33 deg., 30' East 234 feet from the Southeasterly margin of Manchester Avenue, the point of beginning thence with the Northeastern boundary of said Smith property, North 53 deg. 30" West 88 feet; thence North 36 deg. 30' East 10 feet; thence Easterly 11 feet, more or less, to a point North 53 deg. 30' West 78 feet from the Southeastern boundary line of the property conveyed to E. C. Elrod and wife, by Charles R. Hackett by deed of record in book 2138, page 544 said Register's Office; thence South 53 deg. 30" East 78 feet; thence South 36 deg. 30" West 20 feet to the beginning.

Being the same property conveyed to L.A.N.D. Group, LLC by Warranty Deed from Thomas L. Coleman, Jr., of record in Instrument No. 20220527-0061947, dated May 24, 2022 and recorded May 27, 2022, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **1914 Manchester Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) (State) **37218** (Postal Zip)

NOTE: Zack Hughes, a married man A/K/A Zachary Hughes, an unmarried man

File No.: 7152-24
Warranty Deed Individual eRec LES rev. 09-2018

belonging to the said GRANTEES, their heirs, successors 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, successors 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 our hands this 7th 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)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Brandon C. Knox** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Authorized Agent of L.A.N.D. Group, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as a Authorized Agent.

WITNESS my hand and seal this 7th day of March, 2024.

_____
Notary Public

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm Expires January 6, 2025

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on this the 7th day of March, 2024.

_____ 03/7/2024
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed, on this the 7th day of March, 2024.

_____
Notary's Signature

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPT. 8, 2025

My Commission Expires: 09/08/2025