RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1116941 DEEDWARR
04/01/2024 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20240401-0022372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/27/2025

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm Exp. COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leaway Construction, LLC DBA LC Group, LLC and Lamorinda Properties, LLC	Same as New Owner	
(NAME)	(NAME)	
119 & 121 Myatt Drive		043-11-0-153.00 & 043-11-0-188.00
(ADDRESS)	(ADDRESS)	
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, WE, **GEORGE RUSSELL GREEN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEAWAY CONSTRUCTION, LLC DBA LC GROUP, LLC AND LAMORINDA PROPERTIES, LLC**, 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, described as follows:

Tract 1: Being part of Lot No. 12 on the Second Revised Plan of Myatt-Eagon Subdivision of Lots 2 and 3 of Anderson Estates, a plan of which is of record in Book 1426, page 150, R. O. D. C., Tennessee. Said part of said lot is more particularly described as follows: Beginning at a point in the Easterly margin of Myatt Drive, being the Southwest corner of the property conveyed by Leon Gilbert, Jack J. Cohen and wife, Bessie D. Cohen, to Bobby Terry Johnson and wife, Betty Ruth Johnson, thence in a Southerly direction along the Easterly margin of Myatt Drive 41.4 feet to a point in the Easterly margin of Myatt Drive, thence extending back in an Easterly direction between parallel lines with the Southerly margin of the Johnson property 210 feet, more or less, to a dead line.

Included in the above description but excluded from this conveyance is that part of said lot taken by condemnation by proceedings in Circuit Court Cause No. B3964, Metro Government vs. Leon Gilbert and Jack J. Cohen, for Project No. 68-R-11, Tract No. 35.

Tract 2: Being the Northerly fifty feet of Lot No. 12 on the Second Revised Plan of Myatt-Eagon Subdivision of Lots 2 and 3 of Anderson Estates, a plat of which is of record in Book 1424, page 150, R. O. D. C., Tennessee. Said part of said lot fronts 50 feet on the East side of Myatt Drive and runs back between parallel lines 210 feet, more or less, to a dead line.

Included in the above description but excluded from this conveyance is that part of said lot taken by condemnation by proceedings in Circuit Court Cause No. B3964, Metro Government vs. Leon Gilbert and Jack J. Cohen, for Project No. 68-R-11, Tract No. 35.

Less and Except: Property conveyed in Consent Augment recorded in Book 4493, Page 846, Register's Office Davidson County, Tennessee.

Being a portion of the same property conveyed to Jas A. Green and wife, Dolores R. Green by Installment deed from Leon Gilbert, Jack J. Cohen and wife, Bessie D. Cohen of record in Book 4574, page 685, Register's Office for Davidson County, Tennessee, dated February 05, 1972 and recorded on February 07, 1972. (As to Parcel Two - 121 Myatt Dr.)

Being a portion of the same property conveyed to James A. Green and wife, Dolores R. Green by Installment deed from Leon Gilbert, Jack J. Cohen and wife, Bessie D. Cohen of record in Book 4607, page 189, Register's Office for Davidson County, Tennessee, dated May 24, 1972 and recorded on June 05, 1972. (As to Parcel One - 119 Myatt Dr.)

JW2023-1372

The said Dolores R. Green is deceased, having died on October 25, 2010, leaving James A. Green as surviving tenant by the entirety. The said James A. Green is deceased, having died on or about November 9, 2015. See probate filed as Docket No. 2015PR-500 in the Probate Court in Chancery Court for Sumner County, Tennessee.

Being the same property conveyed to George Russell Green by Executor's Deed from James A. Green, Jr., of record in Instrument No. 20160219-0015783, Register's Office for Davidson County, Tennessee, dated December 07, 2015 and recorded on February 19, 2016.

(As to Parcels One and Two)

This conveyance is subject to all easements, restrictive covenants and conditions, 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 119 & 121 Myatt Drive, Madison, TN 37115
(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 15th day of March, 2024

GEORGE RUSSELL GREEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Russell Green, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2024.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

JW2023-1372

Tennessee Certification of Electronic Document

I, Christina Higgins, 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 November 29, 2023 (date of document).

Affiant Signature

12/11/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 25, 2024
STATE OF TENNESSEE

NOTARY'S SEAL