Karen Johnson Davidson County
Batch# 1117080 DEEDWARR
04/02/2024 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20240402-0022566

Name and Address of New Owner:
Jacob Bender
3110 Wingate Avenue
Nashville, TN 37211

Send Tax Statements To:
Jacob Bender
3110 Wingate Avenue
Nashville, TN 37211

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24030330

Map and Parcel: 083-09-0-036.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **1114 Ordway, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jacob Bender**, hereinafter called the GRANTEE, his 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 Lot No. 8 on the Plan of F. O. Beazley's Subdivision of Block "C" of the Douglas Tract, of record in Plan Book 2, Page 66, Register's Office for Davidson County, Tennessee. Said Lot 8 fronts 50 feet on the southerly side of Ordway Place, formerly Grove Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Daniel Z. Heller, an unmarried person by Warranty Deed from Mary C. Carter now known as Mary C. West of record in Instrument No. 20020617-0072842 Register's Office for Davidson County, Tennessee, dated June 14, 2002 and recorded on June 17, 2002. Being the same property conveyed to 1114 Ordway, LLC, a Tennessee limited liability company by Quitclaim Deed from Daniel Z. Heller of record in Instrument No. 20240216-0010989 Register's Office for Davidson County, Tennessee, dated February 16, 2024 and recorded on February 16, 2024.

This conveyance is subject to all matters shown on the Plan of record in Book 2, Page 66, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1114 Ordway Place, Nashville, TN 37206

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 29th day of March, 2024.

1114 Ordway, LLC, a Tennessee limited liability company

BY: _____
Daniel Heller, Sole Member

State of Tennessee

County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Daniel Heller, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of 1114 Ordway, LLC and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Sole Member.

Witness my hand and seal this 29th of March, 2024.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 2/21/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $740,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 29th day of March, 2024.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: 2/21/2027

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/29/24 (date of document).

Affiant Signature

4/1/2024
Date

State of Tennessee

County of Rutherford

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

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3-15-2025