This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1123766 DEEDWARR
04/17/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20240417-0027267

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $1,850,000

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of April, 2024.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Nashville Humane Association
213 Oceola Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Nashville Humane Association
213 Oceola Avenue
Nashville, TN 37209

MAP AND PARCEL NUMBER: 10302022400

WARRANTY DEED
24NT00200

Effective the 15 Day of April, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Harold D. Plemons and Carolyn R. Plemons, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nashville Humane Association

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee being Lot No. 1 on the Plan of Sprintz-Zander Commercial Park, Revision One, of record in Book 6900, Page 888, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Harold D. Plemons and Carolyn R. Plemons from Double D & T Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated 10/09/2015 and recorded 10/15/2015 in Instrument No. 20151015-0105124, Register's Office of said County.

This is an improved property commonly known as: 212 Oceola Ave, Nashville, TN 37209-3116

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 15 day of April, 2024

Harold D Plemons

Harold D. Plemons

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Carolyn R Plemons

Carolyn R. Plemons

State of TN)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Harold D. Plemons and Carolyn R. Plemons, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of April, 2024.

Notary Public

My Commission expires: 3/3/2025.

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 4-15-24 (date of document).

Affiant Signature

4-16-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of April, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 3-3-2025

