WARRANTY DEED

Karen Johnson
Batch # 1131720
05/07/2024 09:11:19 AM
Fees: $13.00 Taxes: $1,572.50

Davidson County
DEEDWARR
2 pgs

20240507-0033341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: MAY 9, 2026
(AFFIX SEAL)

SANDY McCOLLUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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

File No.: 2024040064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Justin Henry	Silverton Mortgage	
(NAME)	(NAME)	
1009A Patio Drive	516 Alcoa Trail	108-03-0B-001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Maryville TN 37804	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THE SECAL GROUP, LLC, A LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUSTIN HENRY, A SINGLE MAN, 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, being Unit No. A on the plan of Onethousandnine Patio Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1009 & 1011 Patio Drive Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220603-0064461, as amended in Instrument No. 20220718-0082200, Davidson, County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to THE SECAL GROUP, LLC, A LIMITED LIABILITY COMPANY, by deed from TRUE INVESTMENTS, INC., A CORPORATION, of record in Instrument No. 20221103-0118583, dated October 27, 2022, as corrected in Instrument No. 20230719-0055530, dated July 17, 2023, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1009A Patio Drive, Nashville, TN 37214
(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 the 3rd of May, 2024.

The Secal Group

BY: _____
Keith T. Jordan
Sole Member

STATE OF Tennessee

County OF Davidson

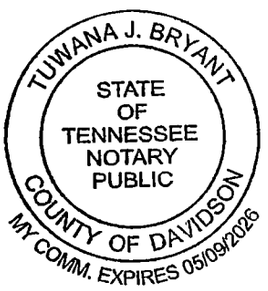
I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Keith T. Jordan as Sole Member of THE SECAL GROUP, LLC, A LIMITED LIABILITY COMPANY, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 3rd of May, 2024.

_____
Notary Public

My Commission Expires: May 9, 2026

(SEAL)



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