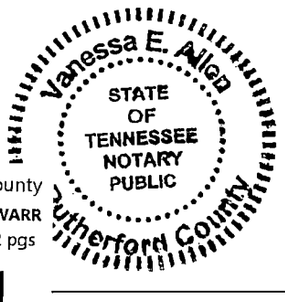
WARRANTY DEED

File #2024040936



Karen Johnson
Batch # 1133940
05/13/2024 10:50:33 AM
Fees: $13.00 Taxes: $943.50

Davidson County
DEEDWARR
2 pgs



20240513-0034962

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/22/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landy LLC	Landy LLC	049 16 0A 028.00
(NAME)	(NAME)	
P.O.Box 8051	P.O.Box 8051	
(ADDRESS)	(ADDRESS)	
Calabasas CA 91372	Calabasas CA 91372	
(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/WE, **Linda Rex, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Landy LLC, a limited liability company** 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 Lot No. 57 on the Plan of WILLOW TRACE SUBDIVISION, PHASE TWO, of record in Plat Book 7900, Page 46, as amended in Book 8179, Page 461, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda Rex, an unmarried woman, by Warranty Deed from Temicka N. Phillips, unmarried, of record in Instrument No. 20160913-0096129, in the Register's Office of Davidson County, Tennessee, dated September 09, 2016 and recorded on September 13, 2016.

This conveyance is subject to: Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WILLOW TRACE SUBDIVISION, PHASE TWO, as recorded in Plat Book 7900, Page(s) 46 as amended in Book 8179, Page 461.; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY PLAT, WILLOW TRACE SUBDIVISION, as recorded in Plat Book 7900, Page(s) 13.; Declaration of Covenants, Conditions and Restrictions recorded in Book 7777, Page 162, as amended in Book 7777, Page 180 and Book 7843, Page 791.; Declaration of Covenants, Conditions and Restrictions recorded in Book 8023, Page 692.

unimproved ☐
This is improved × property, known as **735 Willow Trace Drive, Whites Creek,TN,37189**

(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 our hands this 9th day of May, 2024.

Linda Rex

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Linda Rex, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 9th day of May, 2024.

Commission expires:

6/22/26

Notary Public

Rutherford County
Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128