WARRANTY DEED

Karen Johnson Davidson County
Batch# 1138681 DEEDWARR
05/23/2024 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $129.50
20240523-0038555

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF May, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/3/25

(AFFIX SEAL)

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Concrete Results LLC	New Owner	
(NAME) 15 Lake Forest Dr.	(NAME)	10800033100
(ADDRESS) Mt. Juliet TN 37122	(ADDRESS)	
(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, **Toni L. Setters, unmarried.** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Concrete Results LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain parcel of tract of land, said parcel lying in the 14th Counsilmatic District of Davidson County, Tennessee, and being more particularly described according to a survey made by Steven K. Spears, R.L.S. #1651, of Bledsoe Engineering LLC, in February, 1999.

Beginning at an iron pin (old), said pin being in the northerly right of way margin of Elm Hill Pike (80 feet of way) and being the southwesterly corner of the property conveyed to Eatherly and Dickinson by deed of record in Deed Book 11195, Page 14, of the Register's Office of Davidson County, Tennessee (RODC) said pin also being the southeasterly corner of the herein described tract.

Thence, with said right of way of Elm Hill Pike, South 78 deg. 35' 59" West, 31.94 feet to an iron pin (old) said pin being the southeasterly corner of Goss, as recorded in Deed Book 6751, Page 694, Register's Office of Davidson County, Tennessee.

Thence leaving Elm Hill Pike and with Goss' easterly line, North 08 deg. 41' 39" East 443.66 feet to an iron pin (new).

Thence, South 87 deg. 29' 20" East 30.18 feet to an iron pin (new) said pin being the northwesterly corner of Eatherly and Dickinson.

Thence, with the westerly line of Eatherly and Dickinson, South 08 deg. 41' 39" West 435.94 feet to the point of beginning, and containing 13, 193.98 square feet or 0.303 acres, more or less.

Being the same property conveyed to Toni L. Setters, by virtue of that certain Final Decree dated October 1, 2009, and being of record at Instrument No. 20091020-0097001 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson county, Tennessee 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 0 Elm Hill Pike Nashville, TN 37214
(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 20th day of May, 2024.

Toni L. Setters
Toni L. Setters

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Toni L. Setters**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of May, 2024.

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 May 22, 2024.

Affiant Signature

5/22/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

