Karen Johnson Davidson County
Batch# 1140732 DEEDWARR
05/29/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20240529-0039846

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF May, 2024

Notary Public

MY COMMISSION EXPIRES: 9/30/2024 (AFFIX SEAL)

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
Tavarris M. Giddens Jr. Diana Elizabeth Montero Morales	New Owners	
(NAME) 3210 Torbett St.	(NAME)	092-05-0-316.00
(ADDRESS) Nashville, TN 37209	(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, **LIVING DEVELOPMENT CONCEPTS, INC., a Tennessee nonprofit corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tavarris M. Giddens Jr., an unmarried person and Diana Elizabeth Montero Morales, an unmarried person, as joint tenants with right of survivorship,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, being Lot No. 52 and the Easterly 13 feet of Lot No. 53 in G. E. Jackson's Subdivision of the Marable Lot, as of record in Book 161, Page 86, (erroneously referenced as Page 88 in previous deeds) Register's Office for said County.

Said Lot No. 52 and part of Lot No. 53 front together 52 feet on the Northerly side of Torbett Street, formerly Murray Street, and runs back between parallel lines, 115 feet to an alley.

Being the same property conveyed to Living Development Concepts, Inc. by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20220719-0082906, Register's Office for Davidson County, Tennessee, dated July 12, 2022 and recorded on July 19, 2022. (Value of consideration shown in aforementioned deed $0.00.)

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 3210 Torbett St. Nashville, TN 37209
(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 29th day of May, 2024.

LIVING DEVELOPMENT CONCEPTS, INC.

Henry O. Miller, President

BY: Henry O Miller, President

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Henry O. Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Living Development Concepts, Inc., the within named bargainor, a Tennessee nonprofit corporation and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the nonprofit corporation as President.

WITNESS my hand and official seal at office this 29th day of May, 2024.

Notary Public

My Commission Expires: 1-6-25



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 29, 2024.

Affiant Signature

5/29/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29 day of May, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

