Karen Johnson Davidson County
Batch# 1153709 DEEDWARR
07/02/2024 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20240702-0049845

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

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

Iesha Shenika Gooch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF July, 20 24

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(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
Iesha Shenika Gooch	New Owners	
(NAME)	(NAME)	0600900900
2737 Old Matthews Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 **Iesha Shenika Gooch, a single woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Pump Station Lot, Trinity Hills Village Subdivision, Section Two, First Addition of record in Plat Instrument No. 20230707-0052044, a revision of Book 4460, Pages 45 and 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Jones Enterprises, Inc. by Deed from Trinity Hills Village, Inc., a Tennessee Corporation of record in Book 4481, Page 117, Register's Office for Davidson County, Tennessee, dated February 12, 1971, and recorded on February 22,1971.

Final Decree Confirming Sale to the Metropolitan Government recorded in Book 5760, Page 550.

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. 20220719-0082907, 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.

This is improved x unimproved property, known as 2737 Old Matthews Rd. Nashville, TN 37207
(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 1st day of July, 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 President of Living Development Concepts, Inc., the within named bargainor, a 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 1st day of July, 2024.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
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 July 1st 2024.

Affiant Signature

7/1/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of July, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

