Karen Johnson Davidson County
Batch# 1156236 DEEDWARR
07/10/2024 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20240710-0051532

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $760,000.00.

Affiant

Subscribed and sworn before me this the 9th day of July, 2024.

Notary Public
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Drezden Plotkin & Clayton Plotkin	Legacy Home Loans, LLC DBA Steadfast Mortgage	081-03-0 160.00
2216 14th Ave N.	1036 Stearman Drive, STE 6	
Nashville, TN 37208	Whitehouse, TN 37188	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, B & D DEVELOPMENT GROUP, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DREZDEN RIN PLOTKIN, AN UNMARRIED MAN, AND CLAYTON WILLIAM PLOTKIN, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Lot Number 1 in Shankland's Resubdivision of Lot Number 7 in the Subdivision of Lot Number 33 in Ownes Buena Vista Plan of Lots as of record in Book 57, page 26, and 27 Register's Office for Davidson County, Tennessee, fronting 50 feet on the Easterly side of Fourteenth Avenue North (or Nance Street) and runs back between parallel lines along the margin of Adams Street, more or less, one hundred and seventeen feet to an alley.

Being the same property conveyed to B&D Development Group, LLC, by deed dated 04/12/2022, from Austin E. Smith, unmarried, of record in Instrument No. 20220426-0047882, Register's Office for said County.

Also being the same property conveyed to Austin E. Smith, by deed dated 10/04/2007, from Tyler A. Smith, of record in Instrument No. 20071005-0119076, Register's Office for said County.

Also being the same property conveyed to Mary Margaret Smith, unmarried, by deed dated 06/21/2001, from Robert L. Fitzgerald, being the Sole Heir at Law of Annie Fitzgerald, of record in Instrument 20010622-0066455, said Register's Office.

The said Mary Margaret Smith having since died on or about 08/28/2007, leaving Austin E. Smith and Tyler A. Smith as her sole heirs. See Affidavit of Heirship, dated 10/05/2007, of record in Instrument Number 20071005-0119075, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 2216 14th Ave N., Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 9th day of July, 2024.

B & D Development, LLC,

BY: _____
Ohmar Braden, Sole Owner

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ohmar Braden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the Sole Owner of the within named bargainor, B & D Development, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of B & D Development, LLC, by the said Ohmar Braden as such Sole Owner. Witness my hand and official seal this 9th day of July, 2024.

_____
Notary Public

My commission expires: 6/14/2026

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, John W. Bishop, 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 this the 9 day of July, 2024.

Affiant Signature
Date 7/9/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026