Karen Johnson Davidson County
Batch# 1207613 DEEDWARR
11/21/2024 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $658.60
20241121-0091076

WARRANTY DEED

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2024090153

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
RARE HOMES, LLC	SAME AS NEW OWNER	
(NAME)	(NAME)	
1733 21st Ave N		081 11 0 488.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY-EIGHT THOUSAND AND NO/100 Dollars ($178,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, EDDIE L. HENRY, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RARE HOMES, LLC, 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(s) 298, as shown on the map entitled McGavock & Wetmore's First Addition to Nashville, called the Town of McGavock, of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EDDIE L. HENRY, by deed from ROOSEVELT G. ELAM, JR. AND WIFE, WILMATINE H. ELAM, of record in Book 9409, page 551, dated July 16, 1994, said Register's Office.

This has never been marital property for the grantor.

unimproved ☐
This is improved ☒ property, known as 1730 Arthur, Nashville, TN 37208
(House No.) (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.

Executed by my hand this 23rd Day of September 2024.

Eddie L. Henry

STATE OF Tennessee

County OF Davidson

Before me, Andre Johnson, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Eddie L. Henry personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd of September, 2024.

Notary Public

My Commission Expires: 04-05-2025

(SEAL)

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 9-23-24

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 11/21/24

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 11/21/24

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

