WARRANTY DEED

Karen Johnson Davidson County
Batch # 1208554 DEEDWARR
11/26/2024 11 39 32 AM 2 pgs
Fees $13 00 Taxes $6,937 50

20241126-0092423

(SEAL)

MARY FRANCES RUDY
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 $1,875,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2024

Notary Public
MY COMMISSION EXPIRES 11-3-25

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Gregory Bashian	Renasant Bank	
(NAME)	(NAME)	118-09-0-273
	2200 Abbott Martin Road, Suite 103	
(ADDRESS)	(ADDRESS)	
	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

WARREN ELLIOTT LANGEVIN AND KATHLEEN LINDSEY PIPES, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

GREGORY BASHIAN, UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of NOELTON RESUBDIVISION, A RESUBDIVISION OF LOTS 1, 2 AND 3 of record in Plat at Instrument No 20170816-0084231, 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 the same property conveyed to Warren Elliott Langevin, Married, by Warranty Deed from Joseph P. Williams, Jr. and Ann S Williams, husband and wife, of record in Instrument No 20210908-0120085, in the Register's Office of Davidson County, Tennessee, dated September 01, 2021 and recorded on September 08, 2021

This conveyance is subject to
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NOELTON RESUBDIVISION, A RESUBDIVISION OF LOTS 1, 2 AND 3, as recorded in Instrument No 20170816-0084231

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NOELTON SUBDIVISION, as recorded in Instrument no. 20140617-0052839.

*Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in Instrument No 20171011-0104434

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3958, Page 188

*Easement for Permanent and Non-Exclusive 15 Foot Right-of-Way for Ingress and Egress Access, recorded in Instrument No 20160405-0032467 and as Corrected in Instrument No 20170321-0027602
* Any and all existing easements and restrictions as shown of record not stated herein

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-FKFP-24-3400

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***WARREN ELLIOTT LANGEVIN****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 20241126 0092421 *, Register's Office for* ***Davidson*** *County, Tennessee*

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***KATHLEEN LINDSEY PIPES****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 20241126 0092422 *Register's Office for* ***Davidson*** *County, Tennessee*

This is ____ **unimproved** __X___ **improved** property known as 3400 Lealand Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd day of November, 2024

Warren Elliott Langevin By [signature], Attorney In Fact

Warren Elliott Langevin by Loy Carney, Attorney-In-Fact

Kathleen Lindsey Pipes By [signature], Attorney In Fact

Kathleen Lindsey Pipes by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **WARREN ELLIOTT LANGEVIN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **WARREN ELLIOTT LANGEVIN**

Witness my hand and official seal this **22nd** day of **November, 2024**

[signature]
Notary Signature
My Commission Expires 07-06-26

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **KATHLEEN LINDSEY PIPES**, and who acknowledged he/she/they executed the same as the free act and deed of the said **KATHLEEN LINDSEY PIPES**

Witness my hand and official seal this **22nd** day of **November, 2024**

[signature]
Notary Signature
My Commission Expires 07-06-26

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