WARRANTY DEED

Karen Johnson Davidson County
Batch# 1247959 DEEDWARR
03/19/2025 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $101.75
20250319-0019612

File No. BC-25-302

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Mack Canady, Jr. and Phyllis M. Canady	New Owner	
(NAME)	(NAME)	
3317 Masonwood Drive		
(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, I/WE, **DUE SOUTH GROUP, LLC**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BILLY MACK CANADY, JR. AND PHYLLIS M. CANADY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee, described as follows:

Being Reserved Parcel D, as shown on the plan of Parkwood Estates, Section 4, a plan of which is of record in Book 3300, page 80, said Register's Office to which plan reference is here made for a more particular and complete description.

Being a portion of the same property conveyed to Kimberly S. Tucker by Quitclaim deed from Jon L. Norris d/b/a JLN Management of record in Book 11463, page 876 Register's Office for Davidson County , Tennessee, dated April 23, 1999 and recorded on May 05, 1999.

Being the same property conveyed to Miad Ballai by Final Decree Confirming Sale from the Clerk and Master of Davidson County, Tennessee of record in Instrument 20240806-0059965, Register's Office for Davidson County, Tennessee, dated July 26, 2024 and recorded on August 6, 2024.

Said property was redeemed by Kimberly S. Tucker through Decree of Redemption in Tax Civil Action No 23-0416-IV, of record in Instrument Number 20250303-0015458, Register's Office for Davidson County, Tennessee, dated February 24, 2025, and recorded on March 3, 2025.

Being the same property conveyed to Due South Group, LLC by Warranty Deed from Kimberly S. Tucker of record in Instrument No. 20250314-0019029, Register's Office for Davidson County, Tennessee, dated March 11, 2025 and recorded on March 14, 2025.

This is property more commonly known as 0 Stockdale Ln, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 11th day of March, 2025.

Due South Group LLC

By: _____

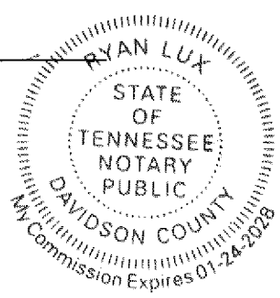
Benjamin Michael Pacheco, sole member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Benjamin Michael Pacheco, Sole Member of Due South Group LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Due South Group LLC, the within named bargainor, a Limited Liability Company, and that such Benjamin Michael Pacheco, Sole Member of Due South Group LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand, at office, this 11th day of March, 2025.

_____
Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **March 11, 2025**.

Date

Affiant Signature

March 11, 2025

Date

State of Tennessee

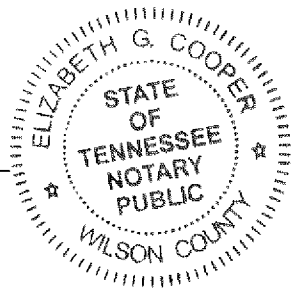
County of Davidson

Sworn to and subscribed before me this **11** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025

Date



Notary's Seal (if on paper)