# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1256627 DEEDWARR
04/04/2025 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,104.30
20250404-0025841

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $839,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 11/15/2028

(AFFIX SEAL)

MONTGOMERY COUNTY TENNESSEE NOTARY PUBLIC STATE OF TIARA GRAYMAN

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Bryant England | New Owner | 06116013200 |
| (NAME) | (NAME) | |
| 1334 Greenland Ave. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **S&G Property, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bryant England, unmarried man,** 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 No. 1, Block "E" on the Plan of Greenland Estates of record in Plat Book 974, Page 13, in the Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to S&G Property, LLC by Warranty Deed from Karen Sue Clark and Benjamin Lee Smith and Angela Lynne Smith of record in Instrument No. 20220209-0014868 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 09, 2022, and Notice of Correction of Scrivener's Errors in the Grantors, recorded in Instrument 20230925-0074864.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1334 Greenland Ave., Nashville, TN 37216
(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/our hands this 3rd day of April, 2025.

S&G Property, LLC

By: Steve Desoto, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Steve Desoto with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of S&G Property, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.
WITNESS my hand and seal this 3rd day of April, 2025.

Notary Public
My Commission Expires: 10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 17555

# Certificate of Authenticity

I, Joshua A. Terry, 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 4/3/25.

Affiant Signature – Joshua A. Terry

4/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/4/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27