Return to and
This instrument prepared by:
Noteworthy Title & Escrow, LLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson
Batch # 1278521
05/28/2025 03 20 03 PM
Fees $13 00 Taxes $1,609 50

Davidson County
DEEDWARR
2 pgs

20250528-0041905

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2025.

Notary Public
My commission expires: 09/07/2026

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
James Luke Langford	New Owner	083 01 0 065.00
1107 Laurent Street Nashville, TN 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Seyward O. Davis, a married woman,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **James Luke Langford, unmarried,** hereinafter called the Grantees, their successors 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 the Southerly 50 feet of Lot Number 25 and the Southerly 50 feet of the Westerly 25 feet of Lot Number 24 on the Map of JONES AND BRADFORD SUBDIVISION as of record in Plat Book 161, Page 142, Register's Office for said County.

Said Southerly Part of Lot Number 25 and the Southerly part of Westerly 25 feet of Lot Number 24 Fronts 50 feet on the Easterly Side of Kline (Laurent) Street and extends back between parallel lines, with the Northerly margin of an Alley, 75 feet to a dead line.

Being the same property conveyed to Seyward O Davis, A Married Woman, by Warranty Deed from Fed Development, LLC, A Tennessee Limited Liability Company, of record in Instrument No 20210628-0087361, in the Register's Office of Davidson County, Tennessee, dated June 28, 2021 and recorded on June 28, 2021 Also see Scrivener's Affidavit recorded in Instrument No. 20210712-0093052, in the Register's Office of Davidson County, Tennessee.

Subject property was never the marital residence of Grantor

This property is improved property known as 1107 Laurent Street, Nashville, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 27th day of May, 2025.

Seyward O Davis

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Seyward O Davis, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that She executed the within instrument for the purposes therein contained

Witness my hand and seal this 27th day of May, 2025.

Notary Public
Commission expiration date 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON