Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible] Burton Hills Blvd , Suite 130
Nashville, TN 37215

Warranty Deed

Karen Johnson Batch # 1297052 07/14/2025 09 07 45 AM Fees $13 00 Taxes $710 40 20250714-0055110 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $192,000 00 Affiant Subscribed and sworn to before me, this the 3rd day of July, 2025 Notary Public My commission expires

VIRGINIA DESJARLAIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Michael Davis and Nora Davis	NEW OWNER	082-07-0-360 00
607 Lischey Ave		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANTOINE LANDERS, A SINGLE MAN, AND NICOLE GORDON, A SINGLE WOMAN, AS SOLE HEIR-AT-LAW OF MARCUS A. LANDERS, DECEASED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL DAVIS AND NORA DAVIS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 4 on the Plan of Village Manor of record in Plat Book 3300, Page 55, 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 Rebecca L. Jennings by Warranty Deed from Robert D. Wood and Wife, Mary N Wood of record in Book 5087, page 579, Register's Office for Davidson County, Tennessee, dated November 10, 1976 and recorded on November 15, 1976

Being the same property conveyed to Dewey Pedigo, Jr, Trustee by Quitclaim Deed from Rebecca L. Jennings, of record in Book 7094, Page 651, Register's Office for Davidson County, Tennessee, dated December 02, 1986, and recorded on January 05, 1987, and within the same deed the said Dewey Pedigo, Jr Trustee conveyed his interest in the subject property to Rebecca L Jennings and Marcus A Landers as tenants in Common

Marcus A Landers having since died on or about May 25, 1996.

Being the same property conveyed to Rebecca L Jennings, Trustee of the Rebecca L. Jennings Revocable Living Trust Agreement dated October 30, 1997 by Quitclaim Deed from Rebecca L. Jennings of record in Book 10665, page 255, Register's Office for Davidson County, Tennessee, dated October 30, 1997 and recorded on October 31, 1997

Being the same property conveyed to Antoine Landers by Quitclaim Deed from Barbara L. Bowles, Trustee, Rebecca L. Jennings Revocable Living Trust Agreement dated October 30, 1997, as amended of record in Instrument No. 20180326-0028071 Register's Office for Davidson County, Tennessee, dated March 17, 2018 and recorded on March 26, 2018

Rebecca B Landers Jennings having since died on or about February 4, 2018

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 607 Lischey Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of July, 2025.

Antoine Landers

Nicole Gordon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Antoine Landers and Nicole Gordon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of July, 2025.

Notary Public

My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY