Karen Johnson Davidson County
Batch# 1409868 DEEDWARR
04/22/2026 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20260422-0033363

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF April, 2026

Notary Public

MY COMMISSION EXPIRES: 9.5.2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Lee Anderson	New Owner	
908 28th Ave N. (NAME)	(NAME)	092-06-0-195.00
Nashville TN 37208 (ADDRESS)	(ADDRESS)	
(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, **Living Development Concepts, Inc., a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Lee Anderson, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in the 21st Councilmanic District of Nashville, Davidson County, Tennessee. Being Lot No. 3 on an unrecorded map of the re-subdivision of Lot Nos. 1 and 2 of Carrick's Subdivision of Block "L", not of record and being Parcel 195.00 on Davidson County Property Map 092-06 and being more particularly described according to a survey by JW Land Surveying, LLC dated June 19, 2024 as follows:

Beginning at an Iron Rod (New), "JLW RLS 1732" on the easterly right-of-way of 28th Avenue N, being the southwest corner of the Natalie Regina Baugh property, of record in Instrument No. 20021119-0143586, Register's Office for Davidson County, Tennessee;

Thence, following the southerly boundary of said Baugh property, North 78 Degrees 32 Minutes 21 Seconds East, 77.56 Feet to a Mag Nail (New), "JLW RLS 1732" on the westerly boundary of Herman Estates, of record in Instrument No. 20200818-0092732, Register's Office for Davidson County, Tennessee and being the southeast corner of said Baugh property;

Thence, following the westerly boundary of said Herman Estates property, South 07 Degrees 02 Minutes 35 Seconds East, 35.80 Feet to a Mag Nail (New), "JLW RLS 1732", being the northeast corner of the Ronald Grant, Sr. property, of record in Instrument No. 20180410-0033708, Register's Office for Davidson County, Tennessee;

Thence, following the northerly boundary of said Grant property, South 78 Degrees 32 Minutes 21 Seconds West, 77.02 Feet to an 1/2" Iron Rod (New), "RLS 1732" on the easterly right-of-way of 28th Avenue N, being the northwest corner of said Grant property;

Thence, following the easterly right-of-way of 28th Avenue N, North 07 Degrees 54 Minutes 19 Seconds West, 35.76 Feet to the Point of Beginning.

Containing 2,759 square feet or 0.06 acres.

Being the same property conveyed to Living Development Concepts, Inc., of record in Instrument No. 20230913-0071960, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

908 28th Avenue North, Nashville, TN 37208

unimproved
This is improved x property, known as

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 17th day of April, 2026.

Living Development Concepts, Inc., a Tennessee Corporation

By: Henry O. Miller
Henry O. Miller, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen Notary Public of the state and county mentioned, personally appeared Henry O. Miller, President of Living Development Concepts, Inc., 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 President of Living Development Concepts, Inc., the within named bargainor, a Corporation, and that such Henry O. Miller, President of Living Development Concepts, Inc. as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville TN, this 17th day of April, 2026.

Notary Signature

Printed Name: Cari Allen

My commission expires: 7-3-26

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2026

Certificate of Authenticity

I, Holly A Mason, 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 4/17/26.

Affiant Signature

4/17/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of April, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 03/06/29

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON