Karen Johnson Davidson County
Batch# 1437507 DEEDWARR
06/24/2026 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,259.85
20260624-0056870

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF June, 20 26

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2028

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
Dominik Parker (NAME)	new owner (NAME)	
2909 Booker Street (ADDRESS)	(ADDRESS)	092-06-0-327.00
Nashville, TN 37209 (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), **HAS** BARGAINED AND SOLD, AND BY THESE PRESENTS **DOES** TRANSFER AND CONVEY UNTO **Dominik Parker, 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 part of Lots 63 and 64 on the Map of L.C. Thuss Subdivision of a Part of the Barrow Lands, of record in Plat Book 547, Page 102, Register's Office for Davidson County, Tennessee and being Parcel 327.00 on Davidson County Property Map 092-06 and being more particularly described according to a survey by JW Land Surveying, LLC dated July 10, 2024 as follows:

Beginning at an ½" Iron Rod (New), "JLW 1732" on the northerly right-of-way of an unimproved alley, said Iron Rod located North 84 Degrees 46 Minutes 54 Seconds West, 84.13 Feet from the intersection of said unimproved alley and the westerly right-of-way of Metro Alley No. 1178, being the southwest corner of the Metro Government property, of record in Instrument No. 20090928-0090023, Register's Office for Davidson County, Tennessee and being the southeast corner of the herein described tract;

Thence, following the northerly right-of-way of said unimproved alley, North 84 Degrees 46 Minutes 16 Seconds West, 47.17 Feet to an ½" Iron Rod (New), "JLW 1732";

Thence, North 20 Degrees 56 Minutes 21 Seconds West, 30.75 Feet to an ½" Iron Rod (New), "RLS 1732" on the easterly right-of-way of Interstate 40;

Thence, following the easterly right-of-way of Interstate 40, North 22 Degrees 24 Minutes 13 Seconds East, 95.21 Feet to an ½" Iron Rod (New), "RLS 1732", being the northwest corner of the aforementioned Metro Government property;

Thence, following the westerly boundary of said Metro Government property, South 10 Degrees 09 Minutes 10 Seconds East, 122.97 Feet to the Point of Beginning.

Containing 3,801 square feet or 0.09 acres.

Being the same property vested to Living Development Concepts, Inc. by Order Granting Plaintiff's Motions for Default Judgement and Entry for Final Order, at Case No. 24-0518-I, Chancery Court for Davidson County, Tennessee, and as filed at Instrument No. 20251006-0079525, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 2909 Booker Street, Nashville, TN 37209

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 22nd day of June, 2026.

Living Development Concepts, Inc., a
Tennessee Corporation

By: Henry O. Miller Executive Director
Henry O. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, this 22 day of June, 2026.

Cari Allen
Notary Signature

Printed Name: Cari Allen

My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Cari Allen, 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 6-22-26.

Cari Allen
Affiant Signature

6-22-26
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 22 day of June, 2026

J. Kaye Clark
Notary's Signature

(Notary Seal)

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