Bill Garrett Davidson County
Batch# 122322 DEEDWARR
07/30/2018 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $129.50
20180730-0074147

WARRANTY DEED

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180258TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lance T. Carter, an unmarried man	Lance T. Carter, an unmarried man	
(NAME) 2011 Richard Jones Road	(NAME) 2011 Richard Jones Road	067-00-0-140.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Thirty-Five Thousand And No/100 Dollars ($35,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BLACK ROCK REAL ESTATE LLC, A NEVADA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LANCE T. CARTER, AN 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:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin in the South right of way of Ashland City Highway, said point also being the Northwest corner of Parcel 43 of Tax Map 67 in Davidson County. TN. and the Northeast corner of herein described property; thence South 18 degrees 07' 40" East 227.45 feet to a Mag nail in center of Old Hyde's Ferry Pike: thence with said Pike South 63 degrees 44' 24" West 100.00 feet to a Mag nail in center of Old Hyde's Ferry Pike; thence leaving Pike North 18 degrees 14'19" West 224.62 feet to an iron pin in the South right of way of Ashland City Highway; thence North 62 degrees 06' 00" East 100.00 feet to the point of beginning containing 22,322.18 sq. feet or 0.51 Acres, more or less, according to survey by David P. Brackman, RLS, dated July 5, 2017.

Being the same property conveyed to Black Rock Real Estate, LLC, a Nevada Limited Liability Company. by Warranty Deed from Margaret Charlene Nicholson, a single person, of record in Instrument No. 20170821-0085380 Register's Office for Davidson County, Tennessee, dated August 01, 2017 and recorded on August 21, 2017.

Being the same property conveyed to Charlene Adcock by Warranty Deed from Herbert Monroe Estes, Herbert David Estes, Stephen Wayne Johnson and Joyce M. Randolph recorded May 19, 1993 in Book 8952, Page 328, Davidson County Register of Deeds, State of Tennessee.

unimproved ☐
This is improved ☒ property, known as 5239 Old Hydes Ferry Pike, Nashville, TN 37218-4116
(House No.) (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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Black Rock Real Estate LLC, a Nevada limited liability company this 25th day of July, 2018.

Black Rock Real Estate LLC, a Nevada limited liability company

BY: _____
Carl Bassett
Authorized Signor

STATE OF ~~TENNESSEE~~ NEVADA
COUNTY OF CLARK

I, Kim McKinney, a Notary Public for the said County and State, do hereby certify that Carl Bassett personally appeared before me this day and acknowledged that (s)he, as authorized signor of Black Rock Real Estate LLC, a Nevada limited liability company, and that (s)he, as authorized signor being authorized to do so, executed the foregoing on behalf of the LimitedLiabilityCorp.

Witness my hand and official seal at ~~Davidson~~ CLARK County, ~~Tennessee~~ NEVADA this 25th day of July, 2018.

Commission Expires: Oct 23, 2021

_____
Notary Public

KIM MCKINNEY
Notary Public, State of Nevada
No. 17-3918-1
My Appt. Exp. Oct. 23, 2021

True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022