Warranty Deed

Karen Y Johnson Davidson County Batch# 173611 **DEEDWARR** 12/13/2018 10:39:22 AM 2 pgs Fees: $13.00 Taxes: $1,628.00 20181213-0121323	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $440,000.00. Affiant Subscribed and sworn to before me, this the 10th day of December, 2018. Notary Public My commission expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Landon Miller	Landon Miller	
2219 10th Ave. South	39 Heliotrope Ave	105-13-0-249.00
Nashville, TN 37204	Corona Del Mar, CA 92625	

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, **ROCK SOLID SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LANDON MILLER, UNMARRIED**, 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. 36 on the Plan of W. S. Duckworth's Addition to Nashville of record in Plat Book 57, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 50 feet on the Westerly side of 10th Avenue South, formerly Pomeroy Avenue, and runs back between parallel lines 180 feet to an alley in the rear.

Being the same property conveyed to Richard L. Whitfield and wife, Ruby Jean Whitfield by Quit Claim deed from Ruby Stephens, A/K/A Ruby Jean Whitfield of record in Book 6533, page 244, Register's Office for Davidson County, Tennessee, dated March 28, 1985 and recorded on April 15, 1985.

Being the same property conveyed to Ruby Jean Whitfield, a/k/a Ruby Jean Burks & Goldie Eugene Burks by Quitclaim deed from Richard L. Whitfield & Ruby Jean Whitfield, a/k/a Ruby Jean Burks of record in Instrument No. 20091023-0098323 Register's Office for Davidson County, Tennessee, dated October 06, 2009 and recorded on October 23, 2009.

Being the same property conveyed to Ruby Jean Burks, a married woman by Quitclaim deed from Rudy Jean Burks, formerly known as Ruby Jean Whitfield and Goldie Eugene

Burks, wife and husband of record in Instrument No. 20100616-0046761 Register's Office for Davidson County, Tennessee, dated May 25, 2010 and recorded on June 16, 2010.

Being the same property conveyed to Rock Solid Solutions, LLC, A Tennessee Limited Liability Company by Warranty deed from Ruby Jean Burks, unmarried of record in Instrument No. 20180717-0069572 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 17, 2018.

Being also known as 2219 10th Ave. South Nashville, Tennessee 37204.

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 2219 10th Ave. South, Nashville, TN 37204, 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 10th day of December, 2018.

Rock Solid Solutions, LLC

Rolanda N. Amos, Manager

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 Rolanda N. Amos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Rock Solid Solutions, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 10th day of December, 2018.

Notary Public

My Commission Expires: 5/3/21

