Karen Johnson Davidson County
Batch# 203994 DEEDWARR
03/08/2019 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20190308-0021642

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 200,000.00

Affiant Signature

Subscribed and sworn to before me on this the 8th day of March, 2019

Notary Public

My Commission expires 10 / 7 / 19

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

NAME AND ADDRESS OF PROPERTY OWNER:
RHB, LLC
SEND TAX BILLS TO:
1136 2nd Avenue North
Nashville, TN 37208
MAP AND PARCEL NUMBER: Tax ID #: 05814006900

WARRANTY DEED

19NT00077

Effective the 8th day of March, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ANDREW HARRIS

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

RHB, LLC

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Lot 234, Section X, Enchanted Hills Subdivision, as shown on Plat of Record in Book 4460, Page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of the property.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Andrew B. Harris, by Quitclaim Deed from Andrew B. Harris is executor of the will of his father Andrew Jackson Harris under Probate of the Estate of Andrew Jackson Harris opened April 5, 2017 Case No. 17P376, dated 7/18/2017 and recorded 8/3/2017 in Document 20170803-0079089, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 104 Queens Ln, Nashville, TN 37218.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 8th day of March, 2019

Andrew Harris

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Antonio Andrew Harris, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 8th day of March, 2019.

Notary Public

My commission expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-21-2016

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 08/01/2022

Notary's Seal:

