WARRANTY DEED

Karen Johnson Davidson County
Batch# 252170 **DEEDWARR**
07/03/2019 09:36:04 AM 2 pgs
Fees: $13.00 Taxes: $832.13

20190703-0064989

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
William Dougherty	First National Bank of Middle TN	043-13-0-401.00
(NAME)	(NAME)	
510 E. Maple Street	1100 Williams Dr	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Ste 301 Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Properties, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto William Dougherty and Brittany Pasquarella, both unmarried as joint tenants with rights of survivorship, hereinafter called the GRANTEE(S), their 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. 21, on the plan of MAP OF THE SUBIDIVISON OF TRACT NO ONE FOREST PARK ACREAGE TRACTS, as shown on plat of record in Plat Book 843, Page 81, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Rock Properties, LLC, a Tennessee limited liability company by Warranty Deed dated 10/11/2018, from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument 20181015-0101716, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 510 E. Maple Street, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: O-VRES-19-510

File No.: 450974
Warranty Deed TN

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 27th day of June, 2019.

Rock Properties, LLC

By: _____
Kerry M. Caldwell, Manager

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kerry M. Caldwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager of Rock Properties, LLC the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kerry M. Caldwell, as such Manager.

Witness my hand and Official seal this 27th day of June, 2019.

_____
Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-26-2019

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075