WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 309232 DEEDWARR
10/31/2019 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20191031-0112056

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-AR-19-3718

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RJH Development, LLC	RJH Development, LLC	
(NAME) **3718 Park Ave,**	(NAME) 3025 Rural Plains Circle	**092 13 0 049.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Franklin, TN 37064	
(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 consideration, the receipt of which is hereby acknowledged, **WADDELL JOHNSON, JR, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RJH Development, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 9 and Block No. 8 on the MAP OF SUBDIVISION OF PLUMMER PLACE AND PART OF BLOCKS NOS. 3, 8, 13, 18 AND 23, IN CHARLOTTE PARK 2ND ADDITION, as of record in Book 161, Page 39, Register's Office for Davidson County, and the Easterly part of Lot No. 10 of Block 8, on the MAP OF CHARLOTTE PARK 2ND ADDITION to Nashville, as of record in Book 57, Pages 160 and 161, said Register's Office.

Said Lot No. 9 and the Easterly part of Lot No. 10 front together 51.4 feet on the Northerly side of Park, formerly First Avenue, and run back between lines 150 feet to an alley.

Being the same property conveyed to Waddell Johnson, Jr., by Warranty Deed from Marcia J. Newman and Charlie E. Bandy, of record in Book 7477, Page 317, in the Register's Office of Davidson County, Tennessee, dated February 23, 1988 and recorded on February 26, 1988.

This conveyance is subject to:
- County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Plat of MAP OF SUBDIVISION OF PLUMMER PLACE AND PART OF BLOCKS NOS. 3, 8, 13, 18 AND 23, as recorded in Plat Book 161, Page(s) 39.
- Plat of MAP OF CHARLOTTE PARK 2ND ADDITION, as recorded in Plat Book 57, Page(s) 160 and 161.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 3718 Park Ave., Nashville, Tennessee 37209.

Witness my/our hand(s) this the 30 DAY OF OCTOBER, 2019.

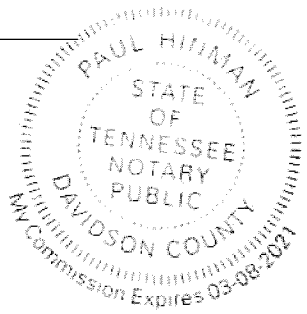
Waddell Johnson, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WADDELL JOHNSON, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **PAUL F. SOPER**, 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 according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

