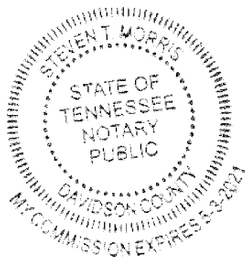
Karen Johnson Davidson County
Batch# 333082 DEEDWARR
12/23/2019 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20191223-0131955

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $255,000.00. Affiant Subscribed and sworn to before me, this the 17th day of December, 2019 Notary Public My commission expires: 5-3-21

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Will Reynolds Jennifer Reynolds	NEW OWNER	081-10-0-039.00
2622 Delk Avenue		
Nashville, TN 37208		

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 **WILL REYNOLDS AND JENNIFER REYNOLDS, HUSBAND AND WIFE**, 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. 21 on the Plan of Section Two, Normal Heights of record in Plat Book 2330, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julian Dotson and wife, Agnes B. Dotson by Warranty deed from W.L. Bainbridge, Jr. and wife of record in Book 2482, page 395, Register's Office for Davidson County, Tennessee, dated October 31, 1955 and recorded on November 10, 1955.

Agnes Dotson died intestate July 5, 2011 having been predeceased by her husband Fred Julian Dotson. Her heirs are Isaac Smith, Linda Walker, Fred Dotson, Jr., Janice Black, Monique Dotson, Celena Horton, Amanda Capps, Tiffany Dotson and Ralph J. Harris, per Petition for Administration of record at Docket No. 18P1630 in the Seventh Circuit Court (Probate Court) for Davidson County, Tennessee.

Being the same property conveyed to Joyce Harris by Quick Claim deed from Agnes Dotson of record in Instrument No. 20140814-0073606 Register's Office for Davidson County, Tennessee, dated August 14, 2014 and recorded on August 14, 2014.

Joyce Harris died May 27, 2018 leaving the property to Ralph Julian Harris and Fred Dotson in her Will probated at Docket No. 18P1526 in the Seventh Circuit Court (Probate Court) for Davidson County, Tennessee.

Being the same property conveyed to Rock Solid Solutions, LLC, A Tennessee Limited Liability Company by Warranty deed from Heirs At Law of the Estate of Agnes B. Dotson and Heirs at Law of the Estate of Joyce Dotson Harris of record in Instrument No. 201905150045981 Register's Office for Davidson County, Tennessee, dated May 8, 2019 and recorded on May 15, 2019.

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 2622 Delk Avenue, Nashville, TN 37208, 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 17th day of December, 2019.

Rock Solid Solutions LLC, a Tennessee Limited Liability Company

By: _____
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, Manager, 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 Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 17th day of December, 2019.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022