This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 7-20-6641

Karen Johnson Davidson County
Batch# 370564 DEEDWARR
03/10/2020 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $537.98
20200310-0026992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,400.00.

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2020.

Notary Public
My Commission Expires: 11/3/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joseph McDonald 9 City Place, Apt. 543 Nashville, TN 37209	New Owner	071-14-0-289

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richland South, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Joseph McDonald, an unmarried man**, hereinafter called the Grantee, his 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 part of Lot No. 8 of Block "E" on the Map of Eastview Subdivision, of record in Book 547, page 64, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 fronts 55 feet on the westerly side of Elmhurst Avenue and runs back between lines, 100 feet on the south line, and 100 feet 6 inches on the north line along the southerly margin of Lucille Avenue, to a dead line on which it measures 66 feet, more or less.

**NOTE: With this conveyance property description is being corrected as to last call within the metes and bounds due Scrivener's Error in previous deed.

Being the same property conveyed to Richland South, LLC, a Tennessee limited liability company by Special Warranty Deed from A&H Properties, GP, a Tennessee general partnership, dated April 1, 2016, recorded April 13, 2016, of record in Instrument No. 20160413-0035369; as corrected in Instrument No. 20160513-0047703, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Instrument No. 20160413-0035370, said Register's Office.

This is unimproved property located at: **123 Elmhurst Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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; and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2020.

GRANTOR:

Richland South LLC, a Tennessee Limited Liability Company

By: _____
Hassan Mousavi, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hassan Mousavi, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Sole Member of Richland South, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of March, 2020.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 10-2-23

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

