Karen Johnson Davidson County
Batch# 435707 DEEDWARR
07/10/2020 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20200710-0075899

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF JULY, 2020..

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: RK Junior Contracting Services LLC	SEND TAX BILLS TO: owner at owners addrses	MAP-PARCEL NUMBERS
(NAME) 555 Marriott Dr #315	(NAME)	05102002200
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **HOMEFRONT PROPERTY SOLUTIONS LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RK Junior Contracting Services LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, 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 a portion of the property lying west of Block "D" on the plan of Marthonna, dated December 1937, not of record, and being more particularly described as follows:

Beginning at a point in the easterly margin of south Graycroft Avenue at the southeasterly corner of the property conveyed to L.A. Gillem, Jr., of record in Book 2489, Page 451, said Register's Office, said point being the northwesterly corner of the herein described tract of land; thence with the easterly margin of said Avenue, southwardly 145 feet, more or less, to the northwesterly corner of the property conveyed to the City of Nashville of record in Book 2548, Page 136, said Register's Office; thence leaving the easterly margin of South Graycroft Avenue with the northerly line of the City of Nashville property, in an easterly direction 266 feet, more or less, erroneously referred to in a prior conveyance at 349.4 feet, more or less, to the southwesterly corner of the property conveyed to Clinton D. Keel, of record in Book 2860, Page 19, said Register's Office; thence with Keel's westerly line northwardly 150 feet, more or less, to the southeasterly corner of the property conveyed to Joseph Smith of record in Book 5231, Page 208, said Register's Office; thence westwardly 270 feet, more or less, to the point of beginning.

Being the same property conveyed to HOMEFRONT PROPERTY SOLUTIONS LLC by Warranty Deed dated July 10, 2020 of record at Instrument No. 20200710-0075808 in the Register's Office of Davidson County, TN. Being previously conveyed to Matthew Dozier and Jeana Dozier by virtue of that certain Quit Claim Deed dated October 22, 2013, and being of record at Instrument No. 20131029-0112307 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 205 S. Graycroft Ave Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 10th day of July, 2020.

HOMEFRONT PROPERTY SOLUTIONS LLC

By: Anthony Johnson, Member

HOMEFRONT PROPERTY SOLUTIONS LLC

By: Kizzie Johnson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Anthony Johnson and Kizzie Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of **HOMEFRONT PROPERTY SOLUTIONS LLC**, the within named bargainor, a Tennessee Limited Liabilty Company, and that they as Members executed the foregoing instrument for the purposes therein contained, by signing the name of **HOMEFRONT PROPERTY SOLUTIONS LLC** by themselves as Members.

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

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21