Name and Address of New Owner:
Neighborhood Holdings, LLC
118 Gilman Avenue
Nashville, TN 37205

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 447572 DEEDWARR
07/31/2020 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20200731-0084438

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 091-09-0-004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sandra Langhans, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Neighborhood Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 28 on the Plan of Subdivision of the B.F. Cockrill Farm of record in Book 161, Pages 134 and 135, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the intersection of the center lines of Robertson Avenue and Ries Street; thence with the center of Ries Street northwardly 175 feet; thence eastwardly and parallel with Robertson Avenue 85 feet; thence southwardly and parallel with Ries Street 175 feet to the center of Robertson Avenue; thence with the center of said Avenue westwardly 85 feet to the beginning.

Being the same property conveyed to Sandra Langhans, and James Kizer by Warranty deed from William Mason Weatherby, Jr., and wife, Ella Mai Weatherby, of record in Book 11633, page 69, Register's Office for Davidson County, Tennessee, dated August 23, 1999 and recorded on August 24, 1999.

Being the same property conveyed to Sandra Langhans by Quitclaim deed from James Kizer, of record in Instrument No. 20100601-0041889, Register's Office for Davidson County, Tennessee, dated May 27, 2010 and recorded on June 01, 2010.

Being also known as 6220 Robertson Avenue, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of July, 2020.

_____(SEAL)
Sandra Langhans

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 Sandra Langhans, 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 executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2020.

STEVEN PAUL LESSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
30th day of July, 2020.

_____
Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. 2020-840

202007310084438

Certificate of Authenticity

I, Steven Disser, 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, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON