Karen Johnson Davidson County
Batch# 456537 DEEDWARR
08/13/2020 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $3,774.00
20200813-0090807

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35460-05-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,020,000.00. Affiant Subscribed and sworn to before me this 12th day of August, 2020. Notary Public My Commission Expires: 3/6/2024

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richland Building Partners, LLC 7127 Crossroads Boulevard Suite 102 Brentwood, TN 37027	Richland Building Partners, LLC 7127 Crossroads Boulevard Suite 102 Brentwood, TN 37027	Map and Parcel Nos.: 10304047300 AND 10304047200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kimmy L. Perryman ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Richland Building Partners, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4303 Utah Avenue and 4305 Utah Avenue, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Grantor represents and warrants that the subject properties have never been his marital residence.

Whenever used, the singular 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 the 12th day of August, 2020.

GRANTOR:

Kimmy L. Perryman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimmy L. Perryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2020.

Notary Public
My Commission Expires: 3/6/2024

GEORGE E. HUPPER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 2 & 3 on the Plan of Utah Subdivision, as of record in Plat Book 5190, page 682, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Formerly known as Unit Nos. 4303-A, 4303-B, 4305-A, and 4305-B Utah Condominiums established by Master Deed of record in Instrument No. 20020102-0000170, Register's Office for Davidson County, Tennessee, as terminated by Deed Waiving Condominium Regime for Utah Condominiums of record in Instrument No. 20050420-0043886 as corrected in Instrument No. 20170815-0083551, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimmy L. Perryman by Quitclaim Deed dated December 27, 2001 from K & K Investments, a Tennessee Partnership of record in Instrument No. 20020103-0000981, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel Nos. 10304047300 & 10304047200.

2. All matters appearing on the Plan of record as Book 5190, page 682, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

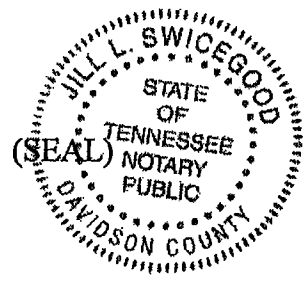
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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