Karen Johnson Davidson County
Batch# 458449 DEEDWARR
08/17/2020 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $18.50
20200817-0092127

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $5,000.00

Subscribed and sworn before me, this the 14th day of

2020.

My Commission expires 11/8/21 (Affix Seal)

ROBERT GREENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Edith Taylor Langster
Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: ROBERT GREENE, ATTORNEY		
Quorum Financial Center,4121 Clarksville Pike, Nashville, Tennessee, Suite 8,Nashville, Tennessee 37218		
ADDRESS OF NEW OWNER: **ROI Land Holdings, LLC**		SEND TAX BILLS TO Same
(Name) **P.O. Box 338**		(Name)
(Street Address) **Grandview, Missouri 64030**		(Street Address)
(City) (State) (Zip Code)		(City) (State) (Zip Code)
MAP AND PARCEL NO. 92-02-299		FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **EDITH TAYLOR LANGSTER, HEREINAFTER CALLED GRANTOR HAS BARAGAINED AND SOLD , AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO ROI LAND HOLDINGS, LLC, A MISSOURI LLC, HEREINAFTER CALLED GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEING Lot No. 15 and the west 40 feet of Lot No. 14, on the Map of Mrs. E.S. Clark's Subdivision of Lots. Nos. 39.40 and part of 38, of the Boyd McNairy Plan, of record in Book 332, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot and part of lot front together 90 feet on the northerly side of Jefferson Street and run back between parallel lines 178 feet to an alley.

Being the same property conveyed to Edith Taylor Langster, by Warranty Deed from W.C. Baines, Jr. and Mary B. Etheridge of record as Instrument No. 20030506-0060246 Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 Jefferson Street, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever; and I do covenant

with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hands this 14th day of August 2020.

Edith Taylor Langster

EDITH TAYLOR LANGSTER

STATE OF TENNESSEE)
County of Davidson)

Personally, appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named **Edith Taylor Langster**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of August 2020.

My Commission expires: 11/8/21

Notary Public

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

True Copy Certification

I, Katherine Roy, do hereby make oath that I am 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 Missouri

County of Jackson

Personally appeared before me, Allison Rainey, a notary public for this county and state, Katherine Roy, 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: 28 August 2023
Notary' Seal (if on paper)

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

ALLISON RAINEY
My Commission Expires
August 28, 2023
Jackson County
Commission #19949709