Karen Johnson Davidson County
Batch# 460154 DEEDWARR
08/19/2020 11:18:30 AM 4 pgs
Fees: $23.00 Taxes: $28.49
20200819-0093384

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: Katherine Roy, Sole Owner of ROI Land Holdings, LLC PO Box 338 Grandview, Missouri 64030	
ADDRESS OF NEW OWNER: **David Marr** (Name) **8032 Mandan Drive** (Street Address) **Brentwood** **Tennessee** **37027** (City) (State) (Zip Code)	SEND TAX BILLS TO **David Marr** (Name) **8032 Mandan Drive** (Street Address) **Brentwood** **Tennessee** **37027** (City) (State) (Zip Code)
MAP AND PARCEL NO. 92-02-299	FIELD BOOK NO.

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY DOLLARS, THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **ROI LAND HOLDINGS, LLC, PO BOX 338 GRANDVIEW, MISSOURI 64030, HEREINAFTER CALLED GRANTOR HAS BARAGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO DAVID MARR, 8032 MANDAN DRIVE, BRENTWOOD, TENNESSEE, 37027, 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 ROI Land Holdings, LLC, by Warranty Deed from Edith Taylor Langster of record as Instrument No. 20200817-0092127 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 18th day of August 2020.

Katherine Roy, Sole Owner, ROI Land Holdings, LLC

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

THOMAS A. SUNDQUIST
My Commission Expires
November 4, 2020
Cass County
Commission #12633143

STATE OF MISSOURI)
County of Jackson)

Personally, appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named **Katherine Roy**, the bargainer, 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 18th day of August 2020.

My Commission expires: 11/04/2020

Thomas A. Sundquist
Notary Public

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 7700.

Affiant

Subscribed and sworn before me, this 19th day of AUGUST, 2020.

Thomas A. Sundquist
Notary

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

THOMAS A. SUNDQUIST
My Commission Expires
November 4, 2020
Cass County
Commission #12633143

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