BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 484997 DEEDWARR
09/29/2020 09:26:59 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20200929-0111793

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Q. Harding	New owner	084 10 0 077.00
(NAME)	(NAME)	
2128 Brookview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/we Rock Properties, LLC, A Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Richard Q. Harding and Gwendolen L. Harding, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Part of Lot No. 77 on the Plan of Section Two, Donelson Meadows of record in Plat Book 2133, Pages 100-101, in the Register's Office, Davidson County, Tennessee.

Said Part of Lot No. 77 fronts 174.37 feet on the Northerly margin of Brookview Drive and from a point on said margin runs back 199.10 feet on the common line dividing Lots Nos. 76 and 77; thence, Northwesterly on the line dividing Lot 77 from the section sold away for highway construction of record in Book 4252, Page 831, Register's Office for Davidson County, Tennessee, 106.8 feet; thence, turning Westerly 16.2 feet; thence Southwesterly along the railroad right-of-way 231.2 feet; thence, Southerly 88.4 feet on the line dividing Lots 77 and 78 to the aforesaid Northerly margin of Brookview Drive.

Being the same property conveyed to Rock Properties, LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated 05/24/2019 and recorded 06/10/2019, of record in Instrument 201906100054983, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2128 Brookview Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 895851
Warranty Deed TN

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 25th day of September, 2020.

Rock Properties, LLC

Kerry M. Caldwell

By: Kerry M. Caldwell, Manager

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kerry M. Caldwell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Manager the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Kerry M. Caldwell, as such Manager.

Witness my hand and Official seal this 25th day of September, 2020.

Notary Public:
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

