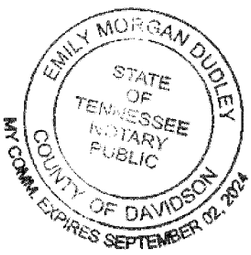
Karen Johnson Davidson County
Batch# 491543 DEEDWARR
10/07/2020 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20201007-0116455

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2020.

Emily Dudley
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Yellow Ball Development, GP	New Owner	070-09-0-004.00
3210 Lincoln Avenue		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **GREG ROHAN, A MARRIED MAN* AND SHAWN ROHAN, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YELLOW BALL DEVELOPMENT, GP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 the Northwest part of Lot No. 18 on the Plan of Alpine Terrace; as of record in Book 421, Page 131, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Lincoln Street, the common corner of Lots Nos. 17 and 18; thence with the line between said lots, Northerly 150 feet to an iron pin in the Southerly margin of Hale Street; thence Easterly with said margin of said street 77.7 feet to an iron pin; thence leaving said street 65 feet in a Southeasterly direction to an iron pin; thence South 31 degrees 5 minutes West 160.5 feet to an iron pin in the Northerly margin of Lincoln Street; hence with said margin of said street, Westerly 73 feet to the point of beginning.

Being a portion of the same property conveyed to Rohan Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Malone Jones, an unmarried woman of record in Instrument No. 20170602-0055417 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on June 02, 2017.

Being a portion of the same property conveyed to Greg Rohan, a married man and Shawn Rohan, a married man by Quitclaim deed from Rohan Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200205-0013396 Register's Office for Davidson County, Tennessee, dated February 04, 2020 and recorded on February 05, 2020.

**Grantor warrants that he never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3210 Lincoln Avenue, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2020.

Greg Rohan by Shawn Rohan, Attorney-In-Fact

Shawn Rohan

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 Shawn Rohan, individually and as attorney in fact for Greg Rohan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2020.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

