WARRANTY DEED

Karen Johnson Davidson County
Batch# 498610 DEEDWARR
10/20/2020 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20201020-0121681

J-SB-RP-20-403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Madelyn Deetz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2020.

Rozalind Ruth
Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brianna Lynne Bahlmann	Fairway Independent Mortgage	
(NAME)	(NAME)	
403 Neill Ave	6105 S. Main Street	**082-12-0-062.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Aurora. CO 80016	
(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 consideration, the receipt of which is hereby acknowledged, **RAJA PROPERTIES LLC, INCLUDING ALL HEIRS, SUCCESSORS AND/OR ASSINGS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIANNA LYNNE BAHLMANN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 183 on the Plan of Neill S Brown's Addition to East Nashville, of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 183 fronts 50 feet on the easterly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Dave Wilson, Jr. et ux, Pearlie L. Wilson by Warranty Deed from John T. Baugh, Jr. and Lewis B. Apple, of record in Book 4036, Page 633, Register's Office for Davidson County, Tennessee, dated July 14, 1966 and recorded on July 18, 1966.

The said Dave Wilson, Jr. having since died leaving Pearlie L. Wilson as surviving tenant by the entirety. The said Pearlie L. Wilson having since died on May 12, 2017 (* See Probate Docket No. 20P346, in the Seventh Circuit Court for Davidson County, Tennessee*)

Being the same property conveyed to Music City Holding, LLC by Warranty deed from The Estate of Pearlie L. Wilson of record in Instrument No. 20200528-0055033 Register's Office for Davidson County, Tennessee, dated May 21, 2020 and recorded on May 28, 2020.

Being the same property conveyed to Raja Properties LLC, Including all heirs, successors and/or assigns by Warranty deed from Music City Holdings, LLC a Texas Limited Liability Company, its successors and/or assigns of record in Instrument No. 20200605-0057690 Register's Office for Davidson County, Tennessee, dated May 20, 2020 and recorded on June 05, 2020.

This conveyance is subject to:
- Taxes for the year 2021, and any subsequent year, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **403 Neill Ave, Nashville, Tennessee 37206**.

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), their heirs and 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), their 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 hand(s) this the 19 DAY OF OCTOBER, 2020.

Raja Properties LLC, Including all heirs, Successors and/or assings

BY:_____
Jonathan Arbuckle
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN ARBUCKLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of Raja Properties LLC, Including all heirs, Successors and/or assings, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19 day of October, 2020.

_____
Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

