Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 498759 DEEDWARR
10/20/2020 10:00:02 AM 2 pgs
Fees: $13.00 Taxes: $1,631.50

20201020-0121849

Y-SB-SRN-20-2411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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)
Rhan Pemberton and Bethany Pearson	**New Owner**	
(NAME)	(NAME)	**073-05-0-190.00**
2411 Andrew Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **JAMES AND MEG INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHAN PEMBERTON, AN UNMARRIED MAN AND BETHANY PEARSON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. 31 on the Plan of Riverwood Terrace of record in Plat Book 1835, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary W. Wright and wife, Tina A. Wright by Warranty deed from John W. Dye and wife Barbara Ann Dye of record in Book 4841, page 825, Register's Office for Davidson County, Tennessee, dated August 06, 1974 and recorded on August 08, 1974.

Being the same property conveyed to James and Meg Investments LLC by Warranty deed from Tina A. Wright of record in Instrument No. 20200714-0076834 Register's Office for Davidson County, Tennessee, dated July 07, 2020 and recorded on July 14, 2020.

This conveyance is subject to:
- Davidson County 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 1835, Page 134, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2087, Page 503, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to the City of Nashville (water mains) of record in Book 2087, Page 543, in the Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell Telephone and Telegraph Company of record in Book 2102, Page 361, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4197, Page 337, in the 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: **2411 Andrew Pl, Nashville, Tennessee 37216**.

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 my/our hand(s) this the 14 DAY OF OCTOBER, 2020.

James and Meg Investments LLC

BY: _____
James M. Cheek
Member

BY: _____
Megumi Cheek
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. CHEEK and MEGUMI CHEEK, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged themselves to be the Members of James and Meg Investments LLC, the within named bargainor, a limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th 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