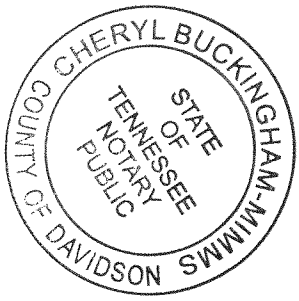
Karen Johnson Davidson County
Batch# 503130 DEEDWARR
10/29/2020 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20201029-0125741

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES July 5, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-092096

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mary Katherine Messick	NEW OWNER	
(NAME)	(NAME)	
142 Dodge Drive		119-03-0-069.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THOUSAND AND NO/100 DOLLARS ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROLLEY HOMES CONSTRUCTION, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY KATHERINE MESSICK, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEE, 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, being described as Tract 1 and Tract 2, as follows:

Tract 1:
Being Lot No. 75 on the map of Mertie Milwee Property, of record in Book 2331, Page 117, Register's Office for said County.

Said Lot No. 75 fronts 102 feet on the Easterly side of Dodge Drive and runs back between parallel lines 220 feet to a dead line.

Tract 2:
Land in the 6th civil District, Davidson County, Tennessee. Beginning at a concrete monument on the boundary line and being the northeast corner of Lot 75 Mertie Milwee Subdivision as or record in Book 2331, Page 117; thence North 63 degrees 46 minutes East 173.12 feet to an iron pin; thence South 20 degrees 21 minutes 34 seconds East 102.54 feet to an iron pin; then South 63 degrees 46 minutes West 162.60 feet to an iron pin being the southeast corner of Lot 75; thence North 26 degrees 15 minutes West 102.00 feet to the point of beginning, containing .39 acres.

Being the same property conveyed to Rolley Homes Construction, LLC, a Texas limited liability company by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20200618-0064546 Register's Office for Davidson County, Tennessee, dated May 27, 2020 and recorded on June 18, 2020.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 142 Dodge Drive, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 7th day of October, 2020

Rolley Homes Construction, LLC

BY:_____
Andrew Rolley
Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

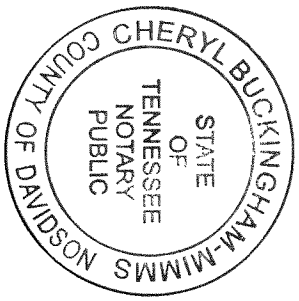
On this the 7th day of October, 2020, before me personally appeared Andrew Rolley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Member of Rolley Homes Construction, LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this ~~the~~ 7th day of ~~October, 2020~~.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman
April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY