Karen Johnson Davidson County
Batch# 503354 DEEDWARR
10/29/2020 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20201029-0126015

ALICIA R HAMILTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: JULY 26, 2021 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $240,000.00 Affiant Subscribed and sworn to before me, this 26th day of October, 2020. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rocky Top Two, LLC	**New Owner**	**060-15-0-037.00**
2710 Locust Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Beverley McQuiston, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rocky Top Two, LLC, a Tennesse limited liability company

HEREINAFTER CALLED THE GRANTEES, 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 westerly 168 feet of Lot No. 33 on the Plan of Jones and Harts Subdivision of record in Book 332, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 33 fronts 168 feet on the southerly margin of Rock Street, and runs back between parallel lines 200 feet to the northern margin of Lot No. 34 on said plan.

Being part of the same property conveyed to Thomas McQuiston and wife, Beverly McQuiston, by Warranty Deed, from Eula Belle McQuiston, a widow, dated November 5, 1959, of record in Book 2993, Page 71, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Thomas McQuiston, Jr., by Warranty Deed, from Tom McQiuston and wife, Eula Belle McQuiston, dated August 12, 1947, of record in Book 1513, Page 167, Register's Office for Davidson County, Tennessee. Thomas McQuiston, Jr. and wife, Beverly McQuiston, by Quitclaim Deed, conveyed said property to J.B. Watson, Jr., Trustee, and by same Quitclaim Deed, for the express purpose of making a re-conveyance to create an estate by the entirety, J.B. Watson, Jr., Trustee, re-conveyed said property to Thomas McQuiston, Jr., and wife, Beverly McQuiston, dated June 23, 1989, of record in Book 7873, Page 146, Register's Office for Davidson County, Tennessee. Thomas McQuiston having since died on December 27, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Sanitary Sewer and/or Storm Drainage of record in Book 7066, Page 426 and Book 7066, Page 429, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 124 Rock Street, Nashville, TN 37207

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 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 26th day of October, 2020

Beverley McQuiston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Beverly McQuiston,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2020.

Notary Signature
My commission expires: 11-23-2020

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: **20-700**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Russell J. McCann, 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 Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021