Karen Johnson Davidson County
Batch# 551072 DEEDWARR
01/08/2021 03:55:47 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20210108-0004208

FROM: Tyler Leigh Riggins

TO: Dowd Development & Design, LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Dowd Development & Design, LLC 2914 Felicia Street #B Nashville, TN 37209	(Same)	Map 104-1 Parcel 299

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of January, 2021.

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

Notary Public
My Comm. Expires: 5-2-2022

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tyler Leigh Riggins, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Dowd Development & Design, LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors 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 Lot No. 123 on the Plan of part of West Grove Subdivision, as of record in Plat Book 421, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Tyler Leigh Riggins, by deed from Angela B. Foster, a single woman, and Janice Renee Mackin, a single woman, of record as Instrument No. 20030718-0101098, said Register's Office.

The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the following:

1. Property taxes for 2021 and subsequent years.

2. Storm Sewer Easement of record in Book 3075, page 542, said Register's Office.

This is improved property located at 122 38th Avenue North, Nashville, Tennessee 37209.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 7th day of January, 2021.

Tyler Leigh Riggins

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 Tyler Leigh Riggins, the bargainor, with whom I am personally acquainted (or proved to me 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 and seal, at office in Nashville, Tennessee, this the 7th day of January, 2021.

My Commission Expires: 3/7/23

NOTARY PUBLIC

JEAN E. L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

4836-9095-1894.1