This instrument prepared by/ When recorded, return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 5-10847-RL-s

Karen Johnson Davidson County
Batch# 578701 DEEDWARR
02/25/2021 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20210225-0023792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$220,000.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of February, 2021.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission Expires: 5/2/22

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| L&L FLOORING COMPANY, INC., a Tennessee Corporation<br>468 Craighead Street<br>Nashville, TN 37204 | L&L FLOORING COMPANY, INC., a Tennessee Corporation<br>468 Craighead Street<br>Nashville, TN 37204 | 073 10 0 019.00 |

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

**Richard James, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

**L&L FLOORING COMPANY, INC., a Tennessee Corporation**, hereinafter called the Grantee(s), his/her/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 Lot No. 67 on the Plan of Moss Rose Estates, of record in Plat Book 4860, Page 112, Register's Office for said County,**

**Said Lot No. 67 fronts 80 feet on the Easterly margin of Moss Rose Drive and runs back 223.98 feet, more or less, on the Northerly line and 269.40 feet, more or less, on the Southerly line on the rear on which it measures 112 feet, more or less, fronting the Cumberland River.**

**Being the same property conveyed to Richard James, Married, by Warranty Deed From Ronald Lubovich, Married, of record in Instrument No. 20171229-0132330, in the Register's Office of Davidson County, Tennessee, dated December 27, 2017 and recorded on December 29, 2017.**

**This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.**

This is improved property located at: **3712 Moss Rose Drive, Nashville, TN 37216**.

This conveyance is made subject to 1) Property taxes for the year **2021**, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 17th day of February, 2021.

GRANTOR:

Richard James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard James, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of February, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

# 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.

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.

Notary Signature

My Commission Expires: 3-6-2024

