Karen Johnson Davidson County
Batch# 595340 DEEDWARR
03/18/2021 02:52:30 PM 2 pgs
Fees: $13.00 Taxes: $2,756.50
20210318-0036307

Name and Address of New Owner:
Eric Presley
642 Brook Hollow Road
Nashville, TN 37205

Send Tax Bills To:
Eric Presley
SAME

This Instrument Prepared By:
Regina V. Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 11511001700

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **R.S. Kaiser Nashville, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Presley, an unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 336 on the Plan of West Meade Farms, Inc, Section "N" as of record in Book 2133, Page 94, Register's Office for Davidson County, Tennessee.

Said Lot 336 fronts 126 feet on the easterly side of Brook Hollow Road and runs 340.3 feet on the northerly line and 435.8 feet on the southerly line, to a deadline, measuring 159 feet thereon.

Being the same property conveyed to R.S. Kaiser Nashville, LLC, a Michigan limited liability company, by Warranty Deed from Timothy Joel Green, Trustee of The Herman Green Revocable Living Trust U/A/D April 18, 2017, recorded on December 20, 2019, of record in Instrument No. 20191220-0131387, Register's Office for Davidson County, TN.

Being the same property conveyed to Timothy Joel Green, Trustee of The Herman Green Revocable Living Trust U/A/D April 18, 2017, by Quitclaim Deed from Herman Green, recorded on April 26, 2017, of record in Instrument No. 20170426-0041009, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of March, 2021.

R.S. Kaiser Nashville, LLC, a Limited Liability Company

By:_____
Sasha Qualkenbush, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Sasha Qualkenbush, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of R.S. Kaiser Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Sasha Qualkenbush as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in _____, this 11th day of March, 2021.

Leah Moore
Notary Signature

My commission expires:_____

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $745,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
11th day of March, 2021.

Leah Moore
Notary Public
My commission expires:_____
File No. 2021-2296

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025