Karen Johnson Davidson County
Batch# 604916 DEEDWARR
04/01/2021 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20210401-0043117

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2021.

Notary Public:
My Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066		
Name and Address and New Owner: AAF Investments, LLC 949 Bordeaux Pl Nashville, TN 37207	Send Tax Bills To: New Owner	Map/Parcel Number: 071-12-0-312.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Riggins Group, LLC**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **AAF Investments, LLC**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Joywood Estates, of record in Plat Book 5200, Page 168, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Riggins Group, LLC by Decree for Redemption divesting property out of Equity Trust Company Custodian FBO 200208320 IRA, in the Chancery Court for Davidson County, Tennessee, dated 5/18/2020 and recorded 1/28/2021 in Instrument No. 20210128-0012963; and being the same property previously conveyed to Equity Trust Company Custodian FBO 200208320 IRA by Report of Tax Sale from the Clerk and Master of Davidson County, Tennessee, dated 10/23/2019 and recorded 10/23/2019 in Instrument No. 20191023-0108674; and being the same property previously conveyed to Riggins Group, LLC, a Tennessee limited liability company, by Warranty Deed from George Tyree, James Allen Tyree, William Warren Tyree, Christopher Bryan Tyree, Jonathan Drew Tyree and Rebecca Home Tyree Huffines, Heirs at Law of Ann Angle, dated 8/16/2018 and recorded 9/28/2018 in Instrument No. 20180928-0096238, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2021 Davidson County taxes; a lien not yet due and payable.

Subject to all existing easements and all other matters as shown on plat of record in Plat Book 5200, Page 168, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (__X__) improved (____) unimproved property, known as: 1518 Jones Avenue, 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 Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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/our hand(s) this the 30th day of March, 2021.

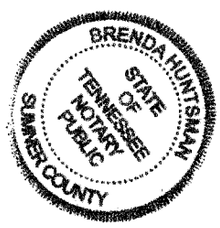
Riggins Group, LLC
BY: _____
David Reed Whitset, Member

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Reed Whitset, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Member of Riggins Group, LLC a Tennessee limited liability company, and that as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Limited Liability Company.

Witness my hand and official seal, this the 30th day of March, 2021.

_____
Notary Public:
Commission Expires: 10/18/22



True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or 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.

Brenda Huntsman

Signature

State of Tennessee
County of Sumner

Personally appeared before me, Edie Sutherland, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Edie Sutherland

Notary's Signature

My Commission Expires: 9/20/2021
Notary's Seal (if on paper)

