Karen Johnson Davidson County
Batch# 605895 DEEDWARR
04/05/2021 09:34:50 AM 2 pgs
Fees: $13.00 Taxes: $1,302.77
20210405-0043651

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Katelyn Backhaus and Joshua Besaw
2624 Foster Ave
Nashville, TN 37210

MORTGAGEE
First Horizon Bank
PO: Box 7171
Little Rock, AR 72223

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
119-05-0-388.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Regeneration Investments, LLC,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Katelyn Backhaus and Joshua Besaw, wife and husband,** 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 Lot No. 2 of Block No. 1, on the Plan of Subdivision of Cumberland Nurseries, Block Nos. 1 and 2 of record in Plat Book 161, Page 35, 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 Lot No. 2 fronts 45 feet on the Easterly side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee Limited Liability Company by Warranty deed from Christopher B. Crook, an unmarried man of record in Instrument No. 20200928-0111583 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 28, 2020.

Being the same property conveyed to Regeneration Investments, LLC by Quit Claim Deed from JP Investment Group, LLC of record in Instrument No. 20210224-0023309 Register's Office for Davidson County, Tennessee, dated February 19, 2021 and recorded on February 24, 2021.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 161, Page 35, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **2624 Foster Ave Nashville, TN 37210.**

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. 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 our hands this 2nd day of April 2021.

Regeneration Investments, LLC

By: Cynthia J. Raffield
Cynthia J. Raffield, Member

STATE OF Tennessee
COUNTY OF Davidson

On this 2nd day of April, 2021, before me personally appeared Cynthia J. Raffield, to me known (or proved to me on the basis of satisfactory evidence), to be the Member of Regeneration Investments, LLC. and who executed the foregoing instrument as Member of Regeneration Investments, LLC for the purposes therein contained in behalf of Regeneration Investments, LLC.

Witness my hand and official seal this 2nd day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 12-13-2022

CHERYL A. DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $352,100.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 12-13-2022

CHERYL A. DILLON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY