WARRANTY DEED

Karen Johnson Davidson County
Batch# 618573 **DEEDWARR**
04/20/2021 09:38:06 AM 2 pgs
Fees: $13.00 Taxes: $5,420.50

20210420-0052576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,465,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Raih & Lauren S. Raih	**Truxton Trust**	**118-05-0-018.00**
(NAME)	(NAME)	
3209 Granny White Pike	**4525 Harding Road, Ste 300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ASPEN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID M. RAIH AND LAUREN S. RAIH, HUSBAND AND WIFE**, 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 part of Lot 187 on the map of Victoria Place of record in Book 332, page 10, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 187 fronts 50 feet on the westerly side of Granny White Pike and runs back between parallel lines with the northerly margin of Clayton Avenue 150 feet to an alley.

Included in the above description but excluded from this conveyance is that portion of the above described property conveyed to the State of Tennessee for highway purposes as of record in Book 4797, page 271, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aspen Construction, LLC, by Warranty Deed from Edith A. Costanza, executed May 8, 2020, recorded May 11, 2020, in Instrument Number 20200511-0048670, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3209 Granny White Pike** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37204** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2021 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 332, page 10, said Register's Office; (c) Restrictions of record in Instrument Number 20200709-0074299, said Register's Office.

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 my hand this 19th day of April 2021.

Aspen Construction, LLC

By:

John Zelenak, President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared John Zelenak, with whom I am personally acquainted, and who upon oath, acknowledged himself to be President of Aspen Construction, LLC, the within named bargainor, a Tennessee limited liability company, and that as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal at Brentwood, Tennessee, this 19th day of April 2021.

Notary Public

My Commission Expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY