(1)

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 629143 **DEEDWARR**
05/05/2021 10:32:38 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20210505-0060127

MJ-SB-KW-21-914

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Select Home Solutions Group, LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME)	(NAME)	**091-06-0-049.00**
2817 West End Ave. #126-499		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHERYL L. RICHARDSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SELECT HOME SOLUTIONS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Plan of West Park, of record in Book 2331, page 17, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the Northwesterly side of Marilyn Road and runs back between parallel lines 175 feet to a dead line. Said conveyance subject to the restrictions of deed of record in Book 2423, page 117, said easements in deeds of record in Book 1021, page 10, and Book 2331, page 17, R. O. D. C.

Being the same property conveyed to Issac E. Tanksley and wife, Anne C. Tanksley by Installment deed from C. Ray Crouch and wife, Carolyn S. Crouch of record in Book 7235, page 598, Register's Office for Davidson County, Tennessee, dated May 11, 1987 and recorded on May 14, 1997.

Being the same property conveyed to Cheryl L. Richardson by Quitclaim deed from Issac E. Tanksley and Anne C. Tanksley, Wife of record in Instrument No. 20100824-0066890 Register's Office for Davidson County, Tennessee, dated August 23, 2010 and recorded on August 24, 2010.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 2331, Page 17, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2346, Page 490 and Book 2399, Page 441, in the Register's Office for Davidson County, Tennessee.
- Easements for Sewer line of record in Book 2157, Page (s) 223 and 228, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **914 Marilyn Road, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this the 3 DAY OF MAY, 2021.

Cheryl L. Richardson

Cheryl L. Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL L. RICHARDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212