WARRANTY DEED

Karen Johnson Davidson County
Batch# 643245 **DEEDWARR**
05/24/2021 02:32:47 PM 2 pgs
Fees: $13.00 Taxes: $4,366.00

20210524-0070172

O-SB-SRN-21-17A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE FRANCES RUDY 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)
Adam James Visbeen	**Paramount Residential Mortgage Group**	
(NAME)	(NAME)	
17A Fern Ave	**1265 Corona Pointe Ct**	**071-14-2A-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Corona, CA 92879-1799**	
(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, **RHOW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM JAMES VISBEEN, UNMARRIED,** 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cottages of Fern Avenue I, a Horizontal Property Regime with Private Elements of record as Instrument No. 20191118-0118740 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Reginald Howard by Warranty deed from Willie Mae Peete of record in Instrument No. 20070301-0025241 Register's Office for Davidson County, Tennessee, dated February 26, 2007 and recorded on March 01, 2007, and Scrivener's Affidavit recorded on April 19, 2007, in Instrument No. 20070419-0046575.

Being a portion of the same property conveyed to RHOW Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Reginald Howward a/k/a Reggie Howard of record in Instrument No. 20161121-0122865 Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on November 21, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191118-0118740, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20191122-0120863, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement for Shared Driveway of record in Instrument Number 20200930-0112802, 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: **17A Fern Ave, Nashville, Tennessee 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), 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.

Witness my/our hand(s) this the 21st DAY OF MAY, 2021.

RHOW Properties, LLC, a Tennessee limited liability company

BY: _____
Reggie Howard
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared REGGIE HOWARD, 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 the MEMBER of RHOW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 21st of May, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

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