Karen Johnson Davidson County
Batch# 643895 DEEDWARR
05/25/2021 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,763.90
20210525-0070839

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $747,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of May, 2021.

Notary Public

My commission expires: 4/7/23

(Notary Stamp)

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jordan Thomas and Lauren Thomas	Jordan Thomas and Lauren Thomas	082-11-0-003.00
516 N 2nd St.	516 N 2nd St.	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Top R and A Development LLC

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Lauren Thomas and Jordan Thomas, wife and husband

(hereinafter called the "Grantee"), his 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 No. 93 on the Plan of Harris Addition to Edgefield, now East Nashville, as of record in Book 21, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 50 feet on the Westerly side of North Second, formerly Harris Street, and runs back between parallel lines 135 feet, more or less, to an alley.

Being a portion of the same property conveyed to Reginald McKeever by Warranty deed from Exum Chapel C.M.E. Church of record in Instrument No. 20200205-0013581 Register's Office for Davidson County, Tennessee, dated November 30, 2019 and recorded on February 05, 2020.

Being a portion of the same property conveyed to Top R and A Development LLC by Quitclaim deed from Reginald McKeever of record in Instrument No. 20200226-0021288 Register's Office for Davidson County, Tennessee, dated February 24, 2020 and recorded on February 26, 2020.

This is improved property known as **516 N 2nd St., Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of May, 2021.

Top R and A Development LLC

Reginald McKeever – Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Reginald McKeever, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Top R & A Development, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Reginald McKeever as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 20th day of May, 2021.

Notary Public
My Commission Expires: 4/7/23



SolomonParks File No. 21-000197-526

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)