# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-RPS-20-1608

**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) |
|---|---|---|
| **Raja Properties, LLC** | **New Owner** | |
| (NAME) | Karen Johnson Davidson County<br>Batch# 653244 **DEEDWARR**<br>06/09/2021 03:04:09 PM 2 pgs<br>Fees: $13.00 Taxes: $1,554.00 | **081-12-0-350.00 &**<br>**081-12-0-349.00** |
| **132 Shorecrest Circle** | 20210609-0077818 | |
| (ADDRESS) | | |
| **Hendersonville, TN 37075** | | |
| (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, **E. J. HYDE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAJA PROPERTIES, 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. 45 on the Plan of Homestead Addition, Estate of D.T. McGavock, of record in Book 57, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to E. J. Hyde by Warranty Deed from Jack Kemp, Secretary of Housing and Urban Development, of record in Book 8796, Page 256, Register's Office for Davidson County, Tennessee, dated November 19, 1992 and recorded on November 25, 1992. (as to 1608-A 7th Ave. N, Nashville, TN 37208)

Being part of the same property conveyed to E. J. Hyde, an unmarried man by Special Warranty Deed from Metropolitan Housing and Development Agency, as of record in Instrument No. 20210609-0077817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021, not yet liens, and not now due or payable.
- Subject to all matters shown on the Plan of record in Book 57, Page 9, 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: **1608 7th Ave N, Nashville, Tennessee 37208**.

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 4th DAY OF JUNE, 2021.

E. J. Hyde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. J. HYDE, 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 4th of June, 2021.

Notary Public
My Commission Expires: 5.2.22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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