BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 657717 DEEDWARR
06/16/2021 10:39:58 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210616-0081216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$285,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Homes, LLC	New Owner	
(NAME)	(NAME)	
637 Nevins Pl.		106 13 0 177.00
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37210		
(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, WE, **MICHAEL JOSEPH RICHARDS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMERICAN HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot Number 41 on the Plan of Sadler Place, of record in Plat Book 332, Page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Larry N. Richards, unmarried, and Maxine E. Richards, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Michael Wayne Ball, unmarried and Wendie D. Brown, a married woman, formerly Wendie D. Ball, unmarried of record in Book 9665, Page 581, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maxine E. Richards, unmarried, by Larry N. Richards, unmarried, by Quitclaim Deed of record in Instrument No. 20071003-0117856, Register's Office for Davidson County, Tennessee, dated October 3, 2007 and recorded on October 3, 2007.

Being the same property conveyed to Michael Joseph Richards, by Quitclaim Deed from Maxine E. Richards, of record in Instrument No. 20140618-0053337, in the Register's Office of Davidson County, Tennessee, dated June 16, 2014 and recorded on June 18, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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

unimproved _
This is improved x property, known as 2150 Sadler Ave, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of June, 2021

MICHAEL JOSEPH RICHARDS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 15th day of June, 2021.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-[illegible]-2023