Karen Johnson Davidson County
Batch# 661600 DEEDWARR
06/22/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20210622-0084008

# WARRANTY DEED

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 07, 2024

G-SB-RB-21-3600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

**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) |
|---|---|---|
| **William W. Smith and Jacqueline N. Smith** | Same as owner | |
| (NAME) **3600 Nebraska Avenue** | (NAME) | **104-01-0-246.00** |
| (ADDRESS) **Nashville, TN 37209** | (ADDRESS) | |
| (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, **RHINOBIRD HOLDING GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM W. SMITH AND JACQUELINE N. SMITH, HUSBAND AND WIFE,** 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 the Southerly portion of Lot No. 181 on the Plan of part of West Grove Addition, of record in Book 421, Page 109, Register's Office for Davidson County, Tennessee, and more fully described according to a survey by John B. Kohl, III. Tennessee Registered Land Surveyor No. 100, dated July 28, 1978, as follows:

Beginning at a point on the Northwesterly margin of Nebraska Avenue, formerly Grand Avenue, at the common front corner of Lots Nos. 180 and 181: thence, with the line dividing said lots, Northwestwardly 85 feet, more or less, to a point; thence, with the line bisecting Lot No. 181, Eastwardly 80 feet, more or less, to a point on the Westerly margin of 36th Avenue North, being the common corner fronting thereon of the property conveyed to Alfred L. Foster, et ux, by deed from w. H. Crandall, et ux, of record in Book 903, Page 271, said Register's Office, and the within conveyed property; thence, with the Westerly margin 09 36th Avenue North, Southwardly 100 feet to the Northwesterly margin of Nebraska Avenue; thence, with said margin of Nebraska Avenue, Southwestwardly 70 feet to the point of beginning.

Being the same property conveyed to RhinoBird Holding, GP, a Tennessee general Partnership by QuitClaim deed from Dowd Development abd Design, LLC, a Tennessee limited liability company of record in Instrument No. 20200130-0011127 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on January 30, 2020 and as Corrected by Scrivener's Affidavit recorded on January 30, 2020 in Instrument No. 20200130-0011214.
Being the same property conveyed to Dowd Development and Design, LLC, A Tennessee Limited Liability Company by Warranty deed from William T. Franks, an unmarried person of record in Instrument No. 20191216-0129720 Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded on December 16, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, 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: **3600 Nebraska Avenue, 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.

Witness my/our hand(s) this the 16 DAY OF JUNE, 2021.

Rhinobird Holding GP, a Tennessee general partnership

BY: _____
Keith Dowd
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH DOWD, signing for RHINOBIRD HOLDING GP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of RHINOBIRD HOLDING GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of June, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

**TRUE COPY CERTIFICATION**

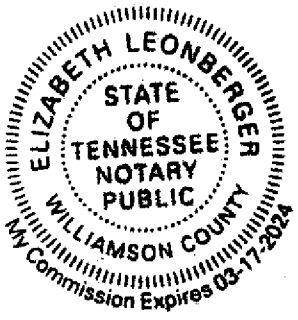
I, Matthew G. Noggle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 21st day of April 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public




My Commission Expires: March 17, 2024