Karen Johnson Davidson County
Batch# 665237 DEEDWARR
06/25/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,815.70
20210625-0086722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $761,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2021.

Notary Public

My commission expires: 11-8-2021

(Notary Stamp)

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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
Seth J. Massa and Asher E. Paxton	First Vision Bank of Tennessee	082-11-0-002.00
518 N 2nd St.	606 South Church ST	
Nashville, TN 37207	Murfreesboro, TN 37130	

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

Seth J. Massa and Asher E. Paxton, as joint tenants with right of survivorship

(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. 92 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. 92 fronts 50 feet on the westerly side of North 2nd Street, formerly Harris Street, and runs back between parallel lines 150 feet, more or less, to an alley.

Being a portion of the same property conveyed to Reginald McKeeber by Warranty deed from Exum Chapel CME 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 **518 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 23rd day of June, 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 and A Development, L.L.C., the within named bargainor, a Tennessee limited liability company, and that himself 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 23rd day of June, 2021.

Notary Public
My Commission Expires: 4-17-23



SolomonParks File No. 21-000195-526

SP 11/2015

Certificate of Authenticity

I, John Cobb Rochford, do hearby 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

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Emily B. Hebert

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY