NEW OWNER:
ADAM ROTH
3370 MIMOSA DRIVE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 21-1043

Map & Parcel
133080008.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 668962 DEEDWARR
06/30/2021 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,646.50
20210630-0088876

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Forty-Five Thousand and 00/100 Dollars ($445,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **REID & CO. CONSTRUCTION, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ADAM ROTH, a single man and DIANA L. EDGAR, a single woman,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 116, on the Plan of Glencoe Acres, Section 1, as shown on the plat of the same of record in Plat Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 116 fronts 96 feet on the northwesterly side of Mimosa Drive and runs back 150.4 feet on the northeasterly line and 162.1 feet on the southwesterly line to a dead line in the rear on which it measures 101.5 feet.

Being the same property conveyed to REID & CO. CONSTRUCTION, LLC by Bankruptcy Trustee's Deed from JOHN C. MCLEMORE, Trustee in bankruptcy, dated April 19, 2017, and of record in Instrument No. 20170424-0039758, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3370 MIMOSA DRIVE, NASHVILLE, TN 37211**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Pages 137 and 138, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of June, 2021.

REID & CO. CONSTRUCTION, LLC

By: _____
REID HINESLEY
Its: SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **REID HINESLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **SOLE MEMBER** of **REID & CO. CONSTRUCTION, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 28th day of June, 2021.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

20210630008876

****

The actual consideration or value, whichever is greater, for this transfer is **$445,000.00.**

AFFIANT

Sworn to and subscribed to before me this ~~28th~~ 29th day of June, 2021.

NOTARY PUBLIC

My commission expires: 03/01/2025

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY