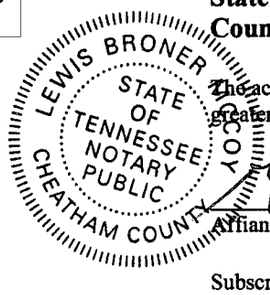
Karen Johnson Davidson County
Batch# 715884 DEEDWARR
09/15/2021 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20210915-0123598

State of Tennessee
County of Davidson



The actual consideration or value, whichever is greater, for this transfer is $363,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of September, 2021.

Notary Public:
My Commission Expires: 8/27/22

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Christian Redl and Rebecca Hamilton 2170B Rock city Street Nashville, TN 37216	New Owner	072-11-0-504.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Riggins Group, LLC**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Christian Redl, an unmarried man and Rebecca Hamilton, an unmarried woman, as joint tenants with rights of survivorship**, hereinafter called the Grantee(s), his/her/their 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. 22-B on the Plan of Zone Lot Division, Lot No. 22, W.A. and R.R. Maxey Subdivision, of record in Book 6200, Page 374, amending Book 332, Page 66, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING PART OF the same property conveyed to Riggins Group, LLC, a Tennessee limited liability company, by Warranty Deed from Residential Associates, LLC, a Tennessee limited liability company, dated 12/9/2019 and recorded 12/17/2019 in Instrument No. 20191217-0130300, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all matters shown on plat of record in Book 6200, page 374 and Plat Book 332, page 66, Register's Office for Davidson County, Tennessee.

This is (_X_) improved (____) unimproved property, known as: 2170B Rock City Street, Nashville, TN 37216

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 10th day of September, 2021.

Riggins Group, LLC

BY: _____

David Reed Whitset, Member

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Reed Whitset, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Member of Riggins Group, LLC., a Tennessee corporation, and that as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand and official seal, this 10th day of September, 2021.

Commission Expires: 10/18/22

_____

Notary Public: Brenda Huntsman



True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-10-2021 (date of document).

L. Broner McCoy
Date: 9-10-2021

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 10th day of Sept., 2021.

NOTARY PUBLIC
My Commission expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY