Karen Johnson Davidson County
Batch# 724181 DEEDWARR
09/27/2021 11:20:51 AM 2 pgs
Fees: $13.00 Taxes: $1,361.60
20210927-0129357

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $368,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Subscribed and sworn to before me, this 15th day of September, 2021.

Notary Public:
My Commission Expires: 07/09/24

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:
Billy Chun Ming Tam and Yumi Katharine Honda 2170A Rock City Street Nashville TN 37216	New Owner	072-11-0-297.00

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 **Billy Chun Ming Tam and Yumi Katharine Honda, husband and wife**, 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-A, 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 for 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: 2170A 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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-38-21-2170A

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 15th day of September, 2021.

Riggins Group, LLC

BY: _____
David Reed Whitset, Member

State of Tennessee
County of Sumner

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 riggings Group, LLC.., a Tennessee corporation, and that as such Member 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 15th day of September, 2021.

Commission Expires: ~~10/18/22~~ 8/19/25

Notary Public: ~~Brenda Huntsman~~ Devon J. Sutherland

STATE OF TENNESSEE NOTARY PUBLIC