Karen Johnson Davidson County
Batch# 736491 DEEDWARR
10/14/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20211014-0138375

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $720,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of October, 2021.

Notary Public:
My Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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:
River Rock Partners LLC 151 Anderson Road Hendersonville TN 37075	New Owner	053-14-0-105.00, 053-14-0-106.00, 053-14-0-107.00

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, **Harold V. Bolin, unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **River Rock Partners LLC**, 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 the 11th Civil District of Davidson County, Tennessee, being Lots 11, 12, 13 and 14 on the Map of Nawakwa Hills, as of record in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description..

BEING PART OF the same property conveyed to Harold V. Bolin and wife, Ivo Dean Bolin by Warranty Deed from Walter E. Vasser (joined by Sheila D. Vasser), dated 1/11/1983 and recorded 1/12/1983 in Book 5991, Page 665, Register's Office for Davidson County, Tennessee. The said Ivo Dean Bolin died on 10/2/2019 leaving Harold V. Bolin as the surviving tenant.

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 other matters shown on plat of record in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee.

This is (_X_) improved (____) unimproved property, known as: 1427 Pawnee Trl, Madison, TN 37115

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 8th day of October, 2021.

Harold V. Bolin

Harold V. Bolin

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Harold V. Bolin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of October, 2021.

Commission Expires: 8/19/25

Notary Public: Devon J. Sutherland



Certificate of Authenticity

I, Brenda Huntsman, 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 10/8/21.

Date

Brenda Huntsman

Affiant Signature

10/13/21

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 13th day of October, 2021.

Notary's Signature

My Commission Expires: 7/2/2024

Date

Notary's Seal (if on paper)

