WARRANTY DEED

Karen Johnson Davidson County
Batch# 738832 DEEDWARR
10/18/2021 02:59:34 PM 2 pgs
Fees: $13.00 Taxes: $1,624.30

20211018-0139783

DM-WRE-21-820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
820 Lischey Ave, LLC, a Tennessee limited liability company	**New Owner**	
(NAME)	(NAME)	**082 07 0 120.00**
2118 Wilshire Blvd., #892		
(ADDRESS)	(ADDRESS)	
Santa Monica, CA 90403		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES EIVAN RICHFIELD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **820 LISCHEY AVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being an unnumbered Lot shown on the Plan of Humphreys Pierce's Addition to Northeast Nashville, of record in Book 161, Page 20, Register's Office for said County, to which plan reference is hereby made for a more complete description, being the Lot named "Dower" on plan of record in Book 2, Page 94, Chancery Court at Nashville, described as follows:

Beginning in the Westerly margin of Lischey Avenue or North 4th Street Westerly 155 feet to a point on an alley 50 feet Southerly from the Southerly margin of Wilburn Street; thence with said alley Southerly 50 feet to the corner of Dower Lot and the Homestead Lot of the widow of Humphrey Pierce, deceased; thence Easterly with the line between said two lots 155 feet to the Westerly margin of North 4th Street; thence with the Westerly margin of North 4th Street Northerly 51 1/2 feet to the beginning.

Being the same property conveyed to James Eivan Richfield, a single person, by Warranty Deed from Laura Perry and Jon Perry, wife and husband, of record in Instrument No. 20181127-0115737, in the Register's Office of Davidson County, Tennessee, dated November 26, 2018 and recorded on November 27, 2018.

This conveyance is subject to:
- Taxes and assessments for the year 2021 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **820 Lischey Avenue, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 13th DAY OF OCTOBER, 2021.

James Eivan Richfield

Baylor Richfield

Baylor Richfield, spouse of James Eivan Richfield, hereby joins in this conveyance and does transfer and convey any and all marital interest Baylor Richfield may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of October, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BAYLOR RICHFIELD, the within named bargainor, 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 the 13th of October, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212