WARRANTY DEED

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

J-GK-21-5171

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: ____ (AFF

Karen Johnson Davidson County
Batch# 741390 **DEEDWARR**
10/22/2021 09:24:53 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20211022-0141854

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)
Redemption Properties, LLC	**New Owner**	
(NAME)	(NAME)	**030-00-0-004.01**
1050 Glenbrook Way #480-244		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **LEWIS CASSIDY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REDEMPTION PROPERTIES, 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 LYING IN DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 1 ON THE UNRECORDED MAP OF THE DIVISION OF THE ROBERT O' CONNOR LAND DESCRIBED ACCORDING TO A SURVEY BY SOUTHERN LAND SURVEYING COMPANY. SAID PROPERTY FRONTS 80.7 FEET ON WHITES CREEK PIKE BEGINNING AT A COMMON CORNER OF TRACT NO. 2; THENCE ON A RADIUS OF 39.0 FEET AT THE INTERSECTION OF AN UNNAMED 50.0 FOOT ROADWAY THIS WITH THE SOUTHERLY MARGIN OF SAID ROADWAY NORTH 59 DEGREES 08 MINUTES EAST 234.05 FEET; THENCE SOUTH 30 DEGREES EAST 100 FEET; THENCE SOUTH 57 DEGREES 52 SECONDS WEST 259.85 FEET TO THE EASTERLY MARGIN OF WHITES CREEK PIKE TO THE POINT OF BEGINNING.

Being the same property conveyed to Lewis Cassidy, a married man by Warranty deed from Mary McWhirter, married of record in Instrument No. 20111012-0079208 Register's Office for Davidson County, Tennessee, dated October 07, 2011 and recorded on October 12, 2011.

Being the same property conveyed to Lewis Cassidy, unmarried by Quitclaim Deed fromTina Cassidy as of record in Instrument No. 20211022-0141853, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Agreement for Dedication of Easement of record in Book 7510, Page 160, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5171 Whites Creek Pike, Whites Creek, Tennessee 37189**.

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 18 DAY OF OCTOBER, 2021.

Lewis Cassidy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEWIS CASSIDY, 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 18th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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