THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TN)
COUNTY OF Campbell)

The actual consideration or value, whichever is greater, for this transfer is: $855,000.00 ~~$820,000.00~~

Robert T Richard
Affiant

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

Gina Carter
Notary Public
My Commission Expires: 4-27-22

GINA CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 742091 DEEDWARR
10/25/2021 08:23:07 AM 2 pgs
Fees: $13.00 Taxes: $3,163.50

20211025-0142594

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Johanna Brock Young and Tipu Raza 1405 Greenwood Avenue Nashville, TN 37206	New Owner	Tax Parcel ID No. 083-02-0-047.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT T. RICHARD AND RICH RICHARDS, MARRIED,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JOHANNA BROCK YOUNG AND TIPU RAZA, MARRIED,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a portion of Lot No. 1, as shown on the map entitled Plan of H.M. Doak's Subdivision of Land, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the northerly margin of Greenwood Avenue, 116 feet easterly from the easterly margin of 14th Street, being J. W. Williamson's southeast corner; thence with his easterly line, northerly 200 feet to the southerly margin of an alley; thence with said alley, easterly 52 feet to Mrs. Ella McKee's northwest corner; thence with her westerly line, southerly 200 feet to the northerly margin of Greenwood Avenue; thence with the northerly margin of said Avenue, westerly 52 feet to the beginning.

Being the same property conveyed to RICH RICHARDS AND ROBERT T. RICHARD, AS TENANTS IN COMMON, by deed from CAROL J. TENPENNY AND JANET S. JONES, of record in Book 9418, page 602, dated July 22, 1994, said Register's Office.

This is improved property commonly known as: **1405 Greenwood Avenue, Nashville, TN 37206.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 15 day of October, 2021.

Robert T Richards
ROBERT T. ~~RICHARDS~~ Richard

Rich A Richards
RICH RICHARDS

STATE OF TN)
COUNTY OF Campbell)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT T. RICHARDS AND RICH RICHARDS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

GC

Witness my hand and official seal at office this 15 day of OCT 2021.

GINA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

Gina Carter
Notary Public
My Commission Expires: 4/27/22