Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8233

Karen Johnson Davidson County
Batch# 762475 DEEDWARR
11/29/2021 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20211129-0157419

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of November, 2021

Notary Public

Commission Expires: 3/15/25

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kristi R. Shain 6524 Eudailey-Covington Rd College Grove, TN 37046	New Owner	173-09-0A-071.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Rigden Mill Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristi R. Shain, a married woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 65, on the Plan of Revision Two Lenox Village, of record in Plat at Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rigden Mill Properties, LLC by Warranty Deed from Kelly Otto, married, formerly known as Kelly Marie Dopp of record in Instrument No. 20140718-0063788 Register's Office for Davidson County, Tennessee, dated July 14, 2014 and recorded on July 18, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7716 Porter House Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 19th day of November, 2021.

Rigden Mill Properties, LLC, a Tennessee Limited Liability Company

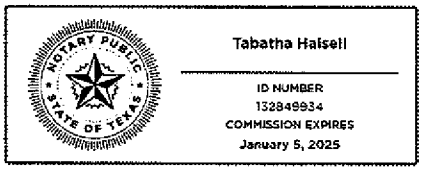
By: Gregory Shane Frazier, Manager
Gregory Shane Frazier, Manager

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Gregory Shane Frazier, Manager, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of Rigden Mill Properties, LLC. the within named bargainor, a corporation, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Manager.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of November, 2021.

Tabatha Halsell
Notary Public
My Commission Expires: 01/05/2025
Tabatha Halsell Notary Public, State of Texas
Notary registration number:132849934
Notarized online using audio-video communication



Certificate of Authenticity

I, **Joshua A. Terry**, 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 11-19-21.

Affiant Signature

11-22-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11-22-21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON