Prepared by and Return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., #801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 776993 DEEDWARR
12/20/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211220-0168015

WARRANTY DEED

Effective as of **November 29, 2021**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **RH PARTNERS EQUITYCO, LLC, a Delaware Limited Liability Company**, hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Ryan Clancy, a single person**, hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Rutherford County, State of Tennessee, and described as follows:

Lot 19 on the Plan of Cumberland Station at Wilson Camp, Section Two, as of record in Instrument No. 20020903-0105967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

This real property being part of the property conveyed to Grantor by Warranty Deed of record at **Instrument Number 20201005-0115142** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Instrument No. 20011015-0112096, Supplemented in Instrument No. 20020722-0087864, re-recorded in Instrument No. 20020919-0114056, Amended in Instrument No. 20020919-0114055 and Instrument No. 20031030-0159798, Assignment of Development Rights recorded in Instrument No. 2006-1024-0131768; covenants, conditions and restrictions as set forth in Deed recorded in Book 10585, at Page 496; Charter recorded in Instrument No. 20011017-0113082; all of record in the Register's Office of **Davidson County**, Tennessee; and **2022 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

IN WITNESS the Grantor's hand in Chesterfield County, State of Virginia on this 26th day of November, 2021.

GRANTORS:

RH PARTNERS EQUITYCO, LLC
By: Main Street Renewal, LLC
Its: Authorized Signor

By: Michelle Gregting
Its: Authorized Signatory

STATE OF Virginia
COUNTY OF Chesterfield

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Michelle Gregting, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the authorized signor of **RH PARTNERS EQUITYCO, LLC**, the within named bargainor, a limited liability company, and that she as such authorized signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such signor.

WITNESS my hand and seal, at office in Chesterfield County, State of Virginia this 26 day of November, 2021.

Notary Public

My Commission Expires:
March 31, 2024

CHELSEY B KIDD
NOTARY PUBLIC
REG. #7674012
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2024

New Owner Name and Address to: Ryan Clancy 1672 Cumberland Station Boulevard Madison, TN 37115 Property Address: 1672 Cumberland Station Boulevard Madison, TN 37115 Mail tax bills to: Ryan Clancy 1672 Cumberland Station Boulevard Madison, TN 37115 Parcel I.D. Numbers: 053 09 0B 041.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $400,000.00. AFFIANT Subscribed and sworn to before me this 26 day of November, 2021. NOTARY PUBLIC Commission expires: 3/18/22

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
MY COMM. EXP. 03-13-22

Tennessee Certification of Electronic Document

I, K. Alan Alsobrook, 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 November 29, 2021 (date of document).

Affiant Signature

12/6/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 6th day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

