WARRANTY DEED

Karen Johnson Davidson County
Batch# 777023 **DEEDWARR**
12/20/2021 03:43:54 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20211220-0168063

O-RH-21-02425

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

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)
S&A Investment Group, LLC		
(NAME)	(NAME)	
794 Walpole Drive	**NEW OWNERS**	**092-06-0-237.00**
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, **RHYTHM HOMES 401K TRUST FBO RYAN MCLAURY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **S&A INVESTMENT GROUP, LLC,** 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 Lot Nos. 18 and 19 on the Plan of A. Roth's Subdivision of Lot 12, Boyd McHairy, of record in Book 57, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 18 and 19 front together 50 feet on the Southerly side of Herman Street and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rhythm Homes 401K Trust fbo Ryan McLaury by Warranty Deed Ernest B. McDonald, Sr. and Henry Washington and Jerry Washington of record in Instrument No. 20211208-0162679 Register's Office for Davidson County, Tennessee, dated December 3, 2021 and recorded on December 8, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 79, 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: **2425 Herman St., Nashville, Tennessee 37208**.

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 15th DAY OF DECEMBER, 2021.

Rhythm Homes 401K Trust fbo Ryan McLaury

BY: _____
Ryan McLaury
Trustee

STATE OF MISSOURI
COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN MCLAURY, TRUSTEE of RHYTHM HOMES 401K TRUST FBO RYAN MCLAURY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of December, 2021.

_____
Notary Public
My Commission Expires: 2/18/23
(SEAL)

BRITTANY ABRAMS
Notary Public - Notary Seal
Jefferson County - State of Missouri
Commission Number 15633416
My Commission Expires Feb 18, 2023

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