Davidson County
DEEDWARR
12/20/2021 03:45:57 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20211220-0168067

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Bell Title and Escrow, LLC
8122 21st Avenue South
Nashville, TN 37212
File #: W-VRE-219163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $715,000.00

Affiant

Subscribed and sworn before me this the 10th day of December, 2021.

Notary Public
My commission expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joshua Thomas Farrell	New Owner	082-03-0 573.00
906 B Lischey Ave		
Nashville, TN 37207		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERTSON DEVELOPMENT, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSHUA THOMAS FARRELL, SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Plan of Resubdivision of Lot 1, Map of J.M. Eatherly's Addition, Final Plat, of record in Instrument No. 20201020-0122148, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Pursuant to said plat of record, this property is now identified as Map-Parcel No. 082-030-570.00 for the purposes of the Davidson County Tax Assessor's Office. The property was previously identified as Map-Parcel No. 082-030-573.00.

Being a portion of the same property conveyed to Robertson Development, LLC, by deed dated 01/13/2020, from Sherrell F. Batey, of record in Instrument No. 20200121-0006737, Register's Office for said County.

Also being a portion of the same property conveyed to Sherrell F. Batey, by deed dated 03/30/2017, from Lonnie Johnson, of record in Instrument No. 20170428-0122148, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 906 B Lischey Ave, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

Witness my hand this the 10th day of December, 2021.

Robertson Development, LLC

BY: _____ Member
Reed Silas Robertson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Reed Silas Robertson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a LLC, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Reed Silas Robertson as such member.

Witness my hand and official seal this 10th day of December, 2021.

My commission expires:

7/9/2024

_____
Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY