Karen Johnson Davidson County
Batch# 779544 DEEDWARR
12/23/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211223-0170014

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/8/2025
(AFFIX SEAL)

NEAL LAMPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: RK Junior Contracting Services, LLC	SEND TAX BILLS TO: RK Junior Contracting Services, LLC	MAP-PARCEL NUMBERS
(NAME) 555 Marriott Drive, Suite 315	(NAME) 555 Marriott Drive, Suite 315	11905019200
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **David Wayne Barger** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RK Junior Contracting Services, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS 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. 46 on the Map of a re-subdivision of certain Lots in Cumberland Nurseries, of record in Plat Book 161, Page 139, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Wayne Barger, married, by virtue of that certain Warranty Deed dated July 5, 2001, and being of record at Instrument No. 20010706-0072065 in the Register's Office of Davidson County, Tennessee. Grantor warrants that this property is not his primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 326 Lutie St. Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 3rd day of December, 2021.

David Wayne Barger

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **David Wayne Barger**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of December, 2021.

Notary Public

My Commission Expires: 5/8/25

NEAL LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 December 3rd, 2021.

Affiant Signature

12/3/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of December, 2021.

Notary's Signature

(Notary Seal)

My Commission Expires: 3.8.22