Karen Johnson Davidson County
Batch# 788904 DEEDWARR
01/12/2022 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220112-0004626

BOX 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Grant Watkins Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2022.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RHOW PROPERTIES, LLC	**SAME**	**TRACT I: 081-07-0-152.00** **TRACT II: 081-07-0-150.00**
(NAME) **400 EWING DRIVE**	(NAME) 400 Ewing Dr.	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GRANT WATKINS, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHOW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: 2010 9th Ave. North, Nashville, TN 37208, Map & Parcel 081-07-0-152.00

Land in Davidson County, Tennessee, being the north 30 feet of the south 40 feet of Lot 20 , as shown on the map entitled Map of the Subdivision of Lot No. 9, Buena Vista Plan, of record in Book 57, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of lot fronts 30 feet on the easterly side of 9th Avenue north and runs back between parallel lines 180 feet, more or less, to an alley.

Being the same property conveyed to GRANT WATKINS, JR., by deed from BARBARA WEBB, CLERK AND MASTER AND SPECIAL COMMISSIONER AND RECEIVER, of record in Book 10577, page 371 and corrected in Book 10664, page 161, dated August 19, 1997, said Register's Office.

Tract II: 2014 9th Ave. North, Nashville, TN 37208, Map & Parcel 081-07-0-150.00

Land in Davidson County, Tennessee, being the northerly 20 feet of Lot No. 19 , as shown on the map entitled Map of the Subdivision of Lot No. 9, Buena Vista Plan, of record in Book 57, page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GRANT WATKINS, JR., by deed from RONALD STUART FOSTER AND RONALD SCOTT FOSTER, of record in Book 10535, page 750, dated July 18, 1997, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 57, page 26 and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2010 & 2014 9TH AVE. NORTH, NASHVILLE, TN 37208**
(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; 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 5th day of January, 2022.

GRANT WATKINS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Grant Watkins, Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of January, 2022.

My Commission Expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

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 1/5/22.

Affiant Signature

1/5/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 6 day of January, 2022

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022