Karen Johnson Davidson County
Batch# 821314 DEEDWARR
03/14/2022 10:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,010.84
20220314-0029290

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 36951-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $273,200.00. Affiant Subscribed and sworn to before me this 7th day of March, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information: Map and Parcel No.:
Rich Luxury Development LLC 330 Franklin Road, Suite 135A-417 Brentwood, TN 37027	Rich Luxury Development LLC 330 Franklin Road, Suite 135A-417 Brentwood, TN 37027	172 02 0A 012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Lucas Hathaway, a single man ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Rich Luxury Development LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 5817 Woodland Hills Drive, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 7th day of March, 2022.

GRANTOR:

Lucas Hathaway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lucas Hathaway, 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, at office, this 7th day of March, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 12 of Myrtlewood Estates - Section 8, a Planned Unit Development (formerly Brentwood Oaks Expansion), of record in Instrument Number 20170918-0095179, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to Lucas Hathaway, a single man, by Warranty Deed from The Boulders Subdivision LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200902-0099629, in the Register's Office of Davidson County, Tennessee, dated August 24, 2020 and recorded on September 02, 2020.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Myrtlewood Estates - Section 8, a Planned Unit Development (formerly Brentwood Oaks Expansion), as recorded in Plat Instrument No. 20170918-0095179.
3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180920-0093374, as amended by Instrument No. 20190701-0063431.
4. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6489, Page 537.
5. Easement recorded in Book 7950, Page 224; Book 7950, Page 227; Instrument No. 19991222-0306125 and Instrument No. 20080118-0006026.
6. Easement for Driveway Access, recorded in Instrument No. 20201020-0121943.
7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20080227-0018946.
8. Deed of Conveyance recorded in Book 5691, Page 548.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/7/22

GEORGE E. MUDTER, JR.
Dated 3/7/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/7/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

