WARRANTY DEED

Karen Johnson Davidson County
Batch# 822567 DEEDWARR
03/15/2022 11:13:35 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20220315-0030004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct 27, 2025

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Claiborne Johnson and Matthew Woodruff Richardson	Anna Claiborne Johnson and Matthew Woodruff Richardson	
(NAME)	(NAME)	058 04 0 008.00
3718 Homeland Drive	1219 Bainbridge Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37211	
(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, WE, **TARL B. LA ROCCO, AS TO AN UNDIVIDED 50% INTEREST (THE "INDIVIDUAL INTEREST") AND CORNERSTONE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY (THE "LLC INTEREST"), AS TO AN UNDIVIDED 50% INTEREST, THE INDIVIDUAL INTEREST AND THE LLC INTEREST, AS THEY RELATE TO EACH OTHER, BEING HELD AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW W. RICHARDSON, UNMARRIED AND ANNA C. JOHNSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 8, as shown on the map entitled Bryant Wood Trace Subdivision, Phase I, of record as Instrument No. 20010108-0002316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tarl B. La Rocco, as to an undivided 50% interest (the "Individual Interest") and Cornerstone Ventures, LLC, a Tennessee limited liability company (the "LLC Interest"), as to an undivided 50% interest, the Individual Interest and the LLC Interest, as they relate to each other, being held as tenants in common, by Quitclaim Deed from Valerie A. Brown, Successor Trustee of The Walter Bryant, Jr. and/or Ellen L. Bryant Revocable Living Trust U/A/D January 22, 2004, of record in Instrument No. 20170609-0057875, in the Register's Office of Davidson County, Tennessee, dated June 07, 2017 and recorded on June 09, 2017.

Being the same property conveyed to Tarl B. La Rocco, as to an undivided 50% interest (the "Individual Interest") and Cornerstone Ventures, LLC, a Tennessee limited liability company (the "LLC Interest"), as to an undivided 50% interest, the Individual Interest and the LLC Interest, as they relate to each other, being held as tenants in common, by Warranty Deed from The Bryant Wood Trace General Partnership, a Tennessee general partnership, James P. Watkins and Jamye Watkins nka Jamye Watkins Jenkins, Heirs-at-Law of Audrey B. Watkins, Valerie A. Brown, Jo Ellen Bryant aka J. Ellen Bryant, Joel Evans Bryant, Jr., Keith Evans Bryant, and Joel Orr, of record in Instrument No. 20170609-0057874, in the Register's Office of Davidson County, Tennessee, dated June 07, 2017 and recorded on June 09, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved _ property, known as 3718 Homeland Drive, Nashville, TN 37218
(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 11th day of March, 2022

TARL B. LA ROCCO

CORNERSTONE VENTURES, LLC

BY: _____

BRANDON BROWN, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tarl B. La Rocco, 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 this 11th day of March, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Brandon Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Cornerstone Ventures, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 11th day of March, 2022.

Commission expires:

Notary Public

