Karen Johnson Davidson County
Batch# 830182 DEEDWARR
03/29/2022 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220329-0035846

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 22010055

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

Robert M. Topping Jr.
Affiant

Subscribed and sworn to before me, this 10th day of March, 2022.

Notary Public
My Commission Expires: 3/6/2024

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Real Estate Solutions Today, LLC	Same as New Owner	083 13 0 479.00
1510 Boscobel St		
Nashville, TN 37206		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert M. Topping Jr., unmarried, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Real Estate Solutions Today, LLC, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson Count, Tennessee being Lot No. 204 on the map of Block V, Plan of Lindsley Property, as of record in Plan Book 2, page 92, Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to Robert M. Topping Jr., unmarried, by Warranty Deed, from Frank J. Marco, a single man, of record in Book 20010802, Page 0081942, Registers Office for Davidson County, TN, dated 07/12/2001 and recorded on 08/02/2001.

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

This property is improved property known as 1510 Boscobel St, Nashville, TN 37206.

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 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 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 10th day of March, 2022.

Robert M. Topping Jr.

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 Robert M. Topping Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 10th day of March, 2022.

Notary Public at Large
My Commission Expires: 3/6/2024

MIREILLE J. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
Mar. 6, 2024

Tennessee Certification of Electronic Document

I, Shannon Gilbert, 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 3.10.22 (date of document).

Shannon Gilbert
Affiant Signature

3.21.22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of March, 2022.

Katelynn Taylor
Notary's Signature

MY COMMISSION EXPIRES: 9.16.23

9.16.23

NOTARY'S SEAL

Katelynn Taylor
State of Tennessee Notary Public
Rutherford County