Karen Johnson Davidson County
Batch# 830654 **DEEDWARR**
03/29/2022 02:01:45 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20220329-0036344

WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

LR-S4C-22-99

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
99 Robertson St., LLC	**New Owner**	
(NAME) **1309 Coffeen Ave STE 1200**	(NAME)	**093-16-0-415.00**
(ADDRESS) **Sheridan, WY 82801**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SELL FOR CASH, LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **99 ROBERTSON ST., LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described parcel of land, and improvements and appurtenances there to in the County of Davidson, State of Tennessee to wit:

Being the Easterly 10 feet to Lot No. 9 and the Westerly 20 feet to Lot No. 10, of Block "F" in the Hermitage Addition to Nashville, as of record in Book 57, Page 43, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 9 and 10 front together 30 feet on the Southerly side of Robertson Street and run back between parallel lines 165 feet to an alley.

Final Decree Confirming Sale of record in Book 8055, Page 811, said Register's Office. Decree for Redemption of record in Book 9801, Page 842, said Register's Office. Final Decree Confirming Sale of record in Book 10788, Page 348, said Register's Office.

Being the same property conveyed to Sell For Cash, LLC, a Tennessee Limited Liability Company by Warranty deed from Mitchell Johnson, an unmarried man of record in Instrument No. 20220201-0011763 Register's Office for Davidson County, Tennessee, dated January 27, 2022 and recorded on February 01, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 43, Register's Office for Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **99 Robertson St., Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF MARCH, 2022.

Sell For Cash, LLC

BY: _____
Matthew Hintz
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW HINTZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of SELL FOR CASH, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212