WARRANTY DEED

Karen Johnson Davidson County
Batch# 838631 DEEDWARR
04/12/2022 12:04:56 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20220412-0042292

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$360,000.00.**

Linda A. Myles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2022

Rhonda Burgess Howse
Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rhow Properties, LLC	Rhow Properties, LLC	Parcel ID: 083 02 0 109.00
(NAME) 400 Ewing Drive	(NAME) 400 Ewing Drive	
(ADDRESS) Nashville, TN 37207-3210	(ADDRESS) Nashville, TN 37207-3210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Linda A. Myles, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rhow Properties, LLC, a Tennessee limited liability company**, 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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 5 and part of a 15 foot alley laying between said part of Lot No. 5 and Sharpe Avenue of the Roberts Property Subdivision, of record in Plat Book 421, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot No. 5 and part of a 15 foot alley are described by a survey of John Kohl, dated August 8, 1989, as follows: Said part of Lot No. 5 and part of a 15 foot alley front together 67 feet on the northerly side of Sharpe Avenue and extend back 190 feet, more or less, on the westerly line and 208 feet on the easterly line to a line in the rear which measures 19.5 feet thereon.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-2TRE-22-4611

Being the same property conveyed to Linda A Myles, a single woman from Monica Todd Ford aka Monica Giles by Warranty Deed dated February 26, 2001 and recorded on March 2, 2001 in Instrument No. 20010302-0019728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1611 Sharpe Avenue, 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 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 our hands this 8th day of April, 2022

Linda A. Myles

Linda A. Myles

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

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

Witness my hand and official seal, this the 8th day of April, 2022.

Notary Public

My Commission Expires: 3-7-23

(SEAL)

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023