Karen Johnson Davidson County
Batch# 838674 DEEDWARR
04/12/2022 01:42:42 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20220412-0042358

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-10049-PL

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riverwood, LLC	SAME	
5105 Fountainhead Drive		131-04-0-066.00
Brentwood, TN 37027		
(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, I, **Leah Frances Herrman Deckner, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Riverwood, LLC, a Tennessee Limited Liability Company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESS 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, described as follows, to wit:

Part of Lot Number 7, on the Map of M. N. Young's Park View Subdivision, as of record in Plat Book 547, Page 173, and Plat Book 843, Page 19, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 90.5 feet on the Easterly side of Granny White Pike and runs back between lines 393.2 feet on the Northerly said and 389.0 feet on the Southerly side to a dead line in the rear and measures 60 feet thereon.

Being the same property conveyed to Leah Frances Herrman Deckner by Warranty Deed from Dan Heichelbech Trustee L & H Trust of record in Instrument No. 20100812-0063540, Register's Office for Davidson County, Tennessee, dated August 11, 2010 and recorded on August 12, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4224 Granny White Pike, Nashville, TN 37204**

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 the 23 day of March, 2022.

Leah Frances Herrman Deckner by
Deborah Frances Deckner Davis, Attorney-in-Fact,
of record in Instrument No. 20220412-0042356,
RODC, TN.

Leah Frances Herrman Deckner

Leah Frances Herrman Deckner by
Jeffrey Jackel Rothschild, Attorney-in-Fact,
of record in Instrument No. _____, RODC, TN.

~~STATE OF FLORIDA~~

COUNTY OF _____

Personally appeared before me, the ~~undersigned~~, a Notary Public in and for said County and ~~State, the~~ within named **Deborah Frances Deckner Davis,** with whom I am ~~personally~~ acquainted or proved to me ~~on the~~ basis of satisfactory evidence and who acknowledged that she executed the within instrument on ~~behalf~~ of **~~Leah Frances~~ Herrman Deckner**, as her Attorney-in-Fact, as the free act and deed of the within named.

Witness my hand and official seal ~~this the~~ _____ day of _____, ~~2022~~.

My Commission expires: _____

Notary Public

STATE OF CALIFORNIA

COUNTY OF San Mateo

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Jackel Rothschild,** 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 on behalf of **Leah Frances Herrman Deckner**, as her Attorney-in-Fact, as the free act and deed of the within named.

Witness my hand and official seal this the 23rd day of March, 2022.

My Commission expires: 01/12/2025

Notary Public

ANDREW MICHAEL BECK
COMM. #2341407
Notary Public - California
San Mateo County
My Comm. Expires Jan. 12, 2025

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 the 28th day of March, 2022.

Leah Frances Herrman Deckner by Deborah Frances Deckner Davis attorney-in-fact
Leah Frances Herrman Deckner by
Deborah Frances Deckner Davis, Attorney-in-Fact,
of record in Instrument No. 20220412-0042356,
RODC, TN.

_____
Leah Frances Herrman Deckner by
Jeffrey Jackel Rothschild, Attorney-in-Fact,
of record in Instrument No. _____,
RODC, TN.

STATE OF ~~FLORIDA~~ Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Frances Deckner Davis,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument on behalf of **Leah Frances Herrman Deckner**, as her Attorney-in-Fact, as the free act and deed of the within named.

Witness my hand and official seal this the 28 day of March, 2022.

My Commission expires: 6-3-2023

_____
Notary Public

NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires 06-03-2023 KECIA L ELLICK

~~STATE OF CALIFORNIA~~

~~COUNTY OF _____~~

~~Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Jackel Rothschild,** 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 on behalf of **Leah Frances Herrman Deckner**, as her Attorney-in-Fact, as the free act and deed of the within named.~~

~~Witness my hand and official seal this the _____ day of _____, 2022.~~

~~My Commission expires: _____~~

~~_____~~
~~Notary Public~~

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DN-VRES-22-4224