Karen Johnson Davidson County
Batch# 857080 DEEDWARR
05/17/2022 11:39:30 AM 4 pgs
Fees: $23.00 Taxes: $610.50
20220517-0056704

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Zania Word 1348 Bellshire Terrance Dr Nashville, TN	New Owner	050-03-0-121.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rock Solid Solutions LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zania A. Word, a single person** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22B on the Plan of Zone Lot Division Lots 15, 18 Thru 22, Bellshire Terrace, Section One, Phase Two of record in Plat Book 6250, Page (s) 179 and 180, as amended in Book 6900, Page 474, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony Frierson and wife, Kimberly Frierson by Warranty deed from Capitol Chevrolet Company, Inc. of record in Book 7560, page 280, Register's Office for Davidson County, Tennessee, dated June 01, 1988 and recorded on June 02, 1988.

Being the same property conveyed to Rock Solid Solutions LLC, A Tennessee Limited Liability Company by Warranty deed from Anthony Frierson and wife, Kimberly Frierson of record in Instrument No. 20201218-0150412 Register's Office for Davidson County, Tennessee, dated December 17, 2020 and recorded on December 18, 2020.

This conveyance is subject to: (1) all conditions, covenants, restrictions, easements & planning documents of record not stated herein; (2) Current year's real property taxes and all subsequent year's real property taxes, liens not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 1348 Bellshire Terrace Drive Nashville, Tennessee 37207. (Address for Informational Purposes Only).

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of May, 2022.

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

Rock Solid Solutions LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Rolanda Amos, Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, The Undersigned Notary Public, of the state and county mentioned, personally appeared Rolanda Amos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole and Managing Member of Rock Solid Solutions LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Rolanda Amos as such Sole and Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole and Managing Member.

Witness my hand and seal, at office in Nashville this 9th day of May, 2022.

M. L. Schodrosk
Notary Signature

Printed Name: M. L Schodrosk

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

AFFIDAVIT OF VALUE

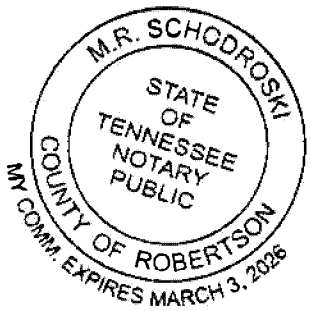
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of May, 2022.

Notary Public
My commission expires: 3/3/2026
File No. 2022-937



Tennessee Certification of Electronic Document

I, Milissa Loew, 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 5/9/22 (date of document).

Affiant Signature

5/9/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: March 3, 2024

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON