Karen Johnson Davidson County
Batch# 869910 DEEDWARR
06/13/2022 10:49:44 AM 3 pgs
Fees: $18.00 Taxes: $943.50

20220613-0066858

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

Affiant

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

Notary Public
My Commission Expires:

MARY JO WOJCIECHOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-24-2023

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Liquid Property Group, LLC			
8374 Market St. #153	0 Robb Road	New Owner	060-07-0-120.00
Bradenton, FL 34202	Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Rodderick Simpson, married** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Liquid Property Group, LLC, a Delaware limited liability company,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the Westerly part of Reserved Parcel I, Hillhurst Acres, Section 3 of record in Book 2331, Page 86, Register's Office.

Beginning at a concrete monument in the Westerly margin of Robb Road, the Northeasterly corner of Lot 55; thence leaving said road, and along the Northerly line of said Lot 55 Westerly 205.4 feet to a concrete monument, the Northeasterly corner of Lot 54; thence in a Northeasterly direction with the rear line of said Lot 54, 219.4 feet to a concrete monument; thence Northerly 52.9 feet to a concrete monument, the common rear corner of Lot 53 and the herein described tract; thence South 83 degrees 12 minutes East 282.4 feet to a concrete monument; thence continuing with the Northerly line of the herein described tract 56.0 feet to an iron pin, the Northwesterly corner of a tract of land conveyed to City of Nashville in Book 2480, Page 495, and corrected in Book 2496, Page 88; thence Southerly 140 feet to an iron pin in the Northwesterly corner of Lot 69, the Southwesterly 25 feet, more or less, to approximate center line of the terminus of Robb Road as evidenced in Book 2331, Page 86, in Register's Office Davidson County; thence Northerly with the centerline of said road, 9.9 feet to a point; thence Southwesterly 25 feet more or less to a concrete monument, the point of beginning.

Contained within the herein described tract is a 50-foot easement for ingress and egress along the Easterly line which is Robb Road extended as of record in Book 2331, Page 86, Register's Office.

Being the same property conveyed to Rodderick Simpson by Quitclaim Deed from Joyce E. Simpson, a widow, of record in Instrument No. 20120806-0069524 Register's Office for Davidson County, Tennessee, dated July 30, 2012 and recorded on August 6, 2012.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
Taxes for the year 2022, a lien not yet due and payable, and all subsequent years.
Plan of record in Plat Book 2331, Page 86, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 2485, Page 306, in the Register's Office for Davidson County, Tennessee.
50-foot easement for ingress and egress along the Easterly line which is Robb Road extended as of record in Book 2331, Page 86, Register's Office for Davidson County, Tennessee.

THE SUBJECT PROPERTY IS VACANT AND NOT THE MARITAL RESIDENCE OF THE GRANTOR

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 9th day of June, 2022.

Rodderick Simpson
Rodderick Simpson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Rodderick Simpson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 9th day of June, 2022.

NOTARY PUBLIC
My Commission Expires: _____

MARY JO WOJCIECHOWSKI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-24-2023