Name and Address of New Owner:
Neal McCarthy, Hannah McCarthy, and Gail McCarthy
2008 Riverwood Drive
Nashville, TN 37216

Send Tax Bills To:
New owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 873384 DEEDWARR
06/17/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220617-0069408

Map & Parcel No: 07301006400

WARRANTY DEED

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, **R.S. Kaiser Nashville, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Neal McCarthy, Hannah McCarthy, and Gail McCarthy,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 of Section "A" on the Map of Happy Valley Subidvision, not of record, together with part of old Ruby Drive, never opened, and described according to a copy of a survey thereof made by T.R. Sanford and S.R. Sanford, Jr., Surveyors, dated Dec. 14, 1947, as follows:

Beginning at a point in the southerly margin of Williams Ferry Road, now called Riverwood Drive, at the corner of Lots 18 and 19; thence with the margin of said Drive, easterly 91 feet 2 inches to a point at the beginning of a curve; thence around said curve southeasterly 38.1 feet to a concrete monument, in the westerly margin of Milton Drive; thence with the margin of the same, southerly 160 feet to the corner of Lot 37; thence with the line of said lot westerly 58.4 feet to the corner of Lots 18 and 19; thence with the line between said lots northerly 176.5 feet to the beginning.

Being the same property conveyed to R.S. Kaiser Nashville LLC by Warranty Deed from Larry Patrick Moss and wife, Mandy Louise Moss, recorded on 20211020-0140528, Register's Office for Davidson County, TN.

Being the same property conveyed by Warranty Deed from David T. Irvine and Rose Allison Jones to Larry Patrick Moss and wife, Mandy Louise Moss, recorded on April 09, 2019, and of record in Instrument No. 20190409-0032078, Register's Office for Davidson County, Tennessee.

This is property also known as 2008 Riverwood Dr., Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 10th day of June, 2022.

R S Kaiser Nashville. LLC, a Limited Liability Company

_____(SEAL)
By: Sasha Qualkenbush, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Sasha Qualkenbush ,with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Authorized Agent of R S Kaiser Nashville. LLC ,the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of R S Kaiser Nashville. LLC by herself as Authorized Agent.

Witness my hand, at office, this 10th day of June, 2022.

_____
Notary Signature
My commission expires:

BRITTANY TRENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIP: 3/3/26

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 $575,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Katherine Warren
(Affiant)

Sworn to and subscribed before me this
10th day of June, 2022.

_____
Notary Public
My commission expires: 3/3/26
File No. 2022-4779-BT

BRITTANY TRENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/10/22 (date of document).

Jennifer L. Pennell

6/13/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of June, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

