WARRANTY DEED

Karen Johnson Davidson County
Batch# 875736 DEEDWARR
06/22/2022 11:15:02 AM 2 pgs
Fees: $13.00 Taxes: $591.63

20220622-0071073

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LR-NVH-22-323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Raymond J. McCallister and Larry K. Abel	**New Owner**	
(NAME)	(NAME)	**043-13-0A-048.00-CO**
2924 Dickerson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEW VENTURE HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAYMOND J. MCCALLISTER, MARRIED, AND LARRY K. ABEL, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4-8 in Robin Hood Condominiums, as shown on that plat of Robin Hood Condominium Apartments as shown of record in Book 5200, Page 127, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements of Robin Hood Condominium appurtenant to said Unit as defined in the Master Deed for Robin Hood Condominiums, of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to New Venture Homes LLC, a Tennessee limited liability company by General Warranty deed from Roxane Langford Tatum, an unmarried woman of record in Instrument No. 20220105-0002047 Register's Office for Davidson County, Tennessee, dated December 13, 2021 and recorded on January 05, 2022.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 124, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5388, Page 524, as amended in Book 6569, Page 149 and Book 11399, Page 660, Register's Office for Davidson County, Tennessee.
- Charter of Robin Hood Condominiums Homeowner's Association of record in Book 5383, Page 314, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville of record in Book 3436, Page 486, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **323 Forest Park Road Unit 4-8, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 17th DAY OF JUNE, 2022.

New Venture Homes LLC

BY: _____
Darshan Lala
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARSHAN LALA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of NEW VENTURE HOMES LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th of June, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212