WARRANTY DEED

Karen Johnson Davidson County
Batch# 883012 DEEDWARR
07/01/2022 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20220701-0076777

JM-FKFP-22-3718

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/12/2026

(AFFIX SEAL)

George Ziadeh State of Tennessee Notary Public Williamson County

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)
Richland Building Partners, LLC	**NEW OWNER**	
(NAME)	(NAME)	**104-09-0-128.00**
4012 Hillsboro Pike, Ste. 9		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JERRY WILLIAMS AND PETRICHOR, 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 **RICHLAND BUILDING PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 23 of Block 7, on the Plan of Richland Realty Company's Subdivision, Division " A".

A Plan of said property dividing it into blocks is of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee, but said plan does not show the subdivision of said blocks into small lots.

According to a survey by John Kohl and Company, Tennessee, No. 100, dated September 21, 1982, said Lot No. 23 fronts 100 feet on the Northerly side of West End Avenue and runs back between parallel lines with 200 feet to the South line of Lot No. 24.

Being the same property conveyed to Petrichor, LLC, a Tennessee limited liability company by Warranty deed from Jonathan B. Harris, Trustee of HL Family Land Trust under agreement dated June 13, 2019 of record in Instrument No. 20200305-0025130 Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on March 05, 2020.

The said Jerry Williams was the sole member of the now dissolved Petrichor,LLC. Any interest in the subject property would have been divested to Jerry Williams individually upon dissolution of the LLC. Mr. Williams executes this instrument individually as well as in his capacity as sole member for Petrichor, LLC to convey any interest that it may have retained.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 161, Page 151, 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: **3718 West End Ave, Nashville, Tennessee 37205**.

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 30th DAY OF JUNE, 2022.

Petrichor, LLC

BY: _____
Jerry Williams
Sole Member

_____
Jerry Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY WILLIAMS, 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 SOLE MEMBER of PETRICHOR LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of June, 2022.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2022.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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

Certificate of Authenticity

I, Blake Harris Reynolds, 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 06/30/2022.

Date

Affiant Signature

06/30/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of June, 2022.

Notary's Signature

My Commission Expires: 7/9/2025
Date

Notary's Seal (if on paper)

JILL Y. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY