Karen Johnson Davidson County
Batch# 887224 DEEDWARR
07/11/2022 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220711-0079616

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
~~Nashville, TN. 37203~~

File No. 1-18232-DS

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220641362

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2022.

Notary Public
My Commission Expires: 5-7-2024

VIRGINIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TripleDTN, LLC 1712 Straightway Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 072 14 0 367.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randy T. Richards and Larae W. Richards, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **TripleDTN LLC, a Tennessee limited liability company**, ("Grantees"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Northerly part of Lot No. 34 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21-26, Brownsville Addition, of record in Plat Book 332, Page 91, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 34 fronts 50 feet on the Southerly side of Straight Way Avenue and extends back between parallel lines 175 feet on the Easterly line and 160 feet, more or less, on the Westerly line to the Northerly margin of the right of way of the L & N Railroad, measuring 52 feet, more or less, thereon.

Being the same property conveyed to Randy T. Richards and wife, Larae W. Richards, by Warranty Deed from Hal Wilson, of record in Instrument No. 20010228-0018480, in the Register's Office of Davidson County, Tennessee, dated February 23, 2001 and recorded on February 28, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dr. E.T. Brown's Subdivision of Lots 21-26, Brownsville Addition, as recorded in Plat Book 332, Page(s) 91.

Easement for Lightnet Lines, recorded in Instrument No. 20140114-0003779.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1712 Straightway Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of July, 2022.

Randy T. Richards

Randy T. Richards

Larae W. Richards

Larae W. Richards

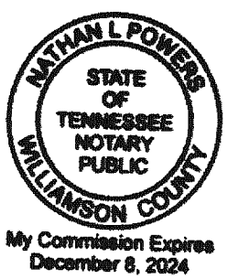
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randy T. Richards and Larae W. Richards, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2022.

Nathan L Powers

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/8/22 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/8/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of July, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

