Karen Johnson Davidson County
Batch# 890908 DEEDWARR
07/19/2022 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,407.78
20220719-0082730

| | |
|---|---|
| JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024<br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br>The actual consideration or value, whichever is greater, for this transfer is $650,750.00.<br>Amanda Allen<br>Affiant<br>Subscribed and sworn to before me, this 15th day of July, 2022.<br>Julie Bailey<br>Notary Public<br>My commission expires: 9-2-2024 |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Brendan Ahern and Catherine Ahern** | First Horizon Bank | **071-15-0S-001.00** |
| **1305A Lischey Ave.** | 12719 Cantrell Road | |
| **Nashville, TN 37207** | Little Rock, AR 72223 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Top R and A Development LLC, a Tennessee Limited Liability Company**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Brendan Ahern and Catherine Ahern, husband and wife**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit A, on the Plan of Lischey Homes, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Lischey Homese, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210309-0030964, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Kent Basile, unmarried by Warranty deed from Brian Gainous, married of record in Instrument No. 20200529-0055741 Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on May 29, 2020.

Being a portion of the same property conveyed to Top R and A Development, LLC by Warranty deed from Kent Basile, unmarried of record in Instrument No. 20200925-0110650 Register's Office for Davidson County, Tennessee, dated September 21, 2020 and recorded on September 25, 2020.

This is improved property known as **1305A Lischey Ave., Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of July, 2022.

**Top R and A Development, LLC**

**Reginald McKeever, Sole Member**

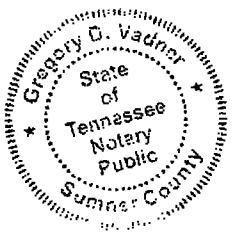
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Reginald McKeever, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Top R and A Development, L.L.C., the within named bargainor, a Tennessee limited liability company, and that himself as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 15th day of July, 2022.

Notary Public
My Commission Expires: 4/7/23

SolomonParks File No. 22-000877-526



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 07/19/2022 ____ (date of document).

Affiant Signature

07/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025