Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 895945 DEEDWARR
07/29/2022 11:18:23 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00

20220729-0086574

THIS INSTRUMENT WAS PREPARED BY: Jack W. Robinson, Jr. GULLETT, SANFORD, ROBINSON & MARTIN, PLLC 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $730,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2022. Notary Public My Commission Expires: SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Southern Holdings LLC P. O. Box 158434 Nashville, Tennessee 37215-8434	SAME	117 01 0 142.00

WARRANTY DEED

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **JESSICA L. RICH** ("Grantor"), **formerly known as Jessica Brown,** has bargained and sold, and by these presents transfers and conveys, unto **SOUTHERN HOLDINGS LLC** ("Grantee"), a Tennessee limited liability company, its successors and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Glasgow Home Place, of record in Book 3500, page 112, Register's Office for said County.

Said Lot No. 3 is described as follows: Beginning on the westerly margin of Bowling Avenue at the corner of Lot Nos. 2 and 3; thence with the line between said two lots, westwardly 276 feet to a point in the line between Lot Nos. 3 and 4; thence with the line between Lot Nos. 3 and 4, northwardly 150 feet to the southerly margin of Woodlawn Avenue; thence with the same, eastwardly 246.3 feet to the beginning of a curve; thence around said curve, southeastwardly 39.7 feet to the westerly margin of Bowling Avenue; thence with the same, southwardly 125 feet to the beginning.

Being the same property conveyed to Jessica Brown by deed from Clyde L. Brown, of record at Instrument No. 20060525-0061865, Register's Office for Davidson County, Tennessee. The said Jessica Brown is one and the same as, and now known as, Jessica L. Rich.

The property is unimproved land and is generally located at 607 Bowling Avenue, Nashville, Tennessee 37215

This conveyance is made subject to:

1. 2022 Davidson County property taxes, a lien therefor, but not yet due and payable, which property taxes have been prorated and assumed by Grantee. By acceptance of this deed, Grantee hereby agrees to timely pay such property taxes.

2. All matters as shown on the Plan of record in Book 3500, page 112, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto, belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, that Grantor has a good right to convey it, and that it is unencumbered, except as otherwise herein set out. Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed this 28th day of July, 2022.

Jessica L. Rich

JESSICA L. RICH

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

WITNESS my hand, at Nashville, Tennessee, this 28th day of July, 2022.

Lynne B. Jervis
Notary Public

My Commission Expires: 1-11-26

