WARRANTY DEED

Karen Johnson Davidson County
Batch# 902488 DEEDWARR
08/12/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220812-0091640

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR ~~VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Holly Harrington and Joshua Lamb	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) Holly Harrington and Joshua Lamb	(NAME) New Owner	06906000200
(ADDRESS) 3805 Kimpalong Avenue	(ADDRESS)	
(CITY) Nashville (STATE) TN (ZIP) 37205	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Sun Valley Properties LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Holly Harrington, an unmarried woman, and Joshua Lamb, an unmarried man, joint tenancy with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 4 on the Plan of Section One, Enchanted Hills of record in Plat Book 3300, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 95.00 feet on the Northerly margin of Hydes Ferry Pike, and extends back 190.00 feet on the easterly line being 189.16 feet on the Westerly line, to a line in the rear on which it measures 97.86 feet.

Being the same property conveyed to Sun Valley Properties, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated December 8, 2021, and being of record at Instrument No. 20211214-0165402 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4314 Ashland City Hwy Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 10th day of August, 2022.

Sun Valley Properties, LLC

By: Memorie White, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Memorie White,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Authorized Agent** of **Sun Valley Properties, LLC** the within named bargainer, and that he/she as such **Authorized Agent**, executed the foregoing instrument for the purposes therein contained, by signing the name of **Sun Valley Properties, LLC** by himself/herself as **Authorized Agent**.

WITNESS my hand and official seal at office this 10 day of August, 2022.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/2022.

Affiant Signature

8/11/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/11/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON