WARRANTY DEED

Karen Johnson Davidson County
Batch# 906650 DEEDWARR
08/23/2022 11:42:45 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20220823-0095096

BS-C4K-22-2407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/2/2024

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
R & J Holding, LLC	**New Owner**	
(NAME)	(NAME)	**081-14-0-184.00**
5115 Maryland Way #100		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **AMANDA M. DEMONBREUN ANDERSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **R & J HOLDING, LLC,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being one part of Lot No. 18 on the map of Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Beginning at a point on the South margin of Burch Avenue 300 feet West from the Westerly margin of 24th Avenue North; thence with the margin of Burch Avenue, Westerly 50 feet to a point; thence Southerly parallel to the West margin of 24th Avenue North, 150 feet to a point; thence Easterly 50 feet to a point; thence Northerly 150 feet to the point of the Beginning.

Being the same property conveyed to Amanda M. Demonbreun, unmarried by Warranty deed from Francine D. Scott, married of record in Instrument No. 20070112-0005214 Register's Office for Davidson County, Tennessee, dated January 05, 2007 and recorded on January 12, 2007.

Amanda M. Demonbreun Anderson being one and the same as Amanda M. Demonbreun

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 188, 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: **2407 Burch Street, Nashville, Tennessee 37208**.

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 ~~17~~th DAY OF AUGUST, 2022.

Amanda M. Demonbreun Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA M. DEMONBREUN ANDERSON, 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 17th of August, 2022.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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