WARRANTY DEED

Karen Johnson Davidson County
Batch# 908016 **DEEDWARR**
08/25/2022 10:55:58 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20220825-0096021

Y-GH-22-1605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

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)
Jonathan Caleb Howard **KMRV Properties, LLC**	**New Owner**	
(NAME) **1605 21st Ave N**	(NAME) **1605 21st Ave. N**	**081-11-0-141.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Nashville, TN 37208**	
(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, **GROWING HOME LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALEB HOWARD AKA JONATHAN CALEB HOWARD, SINGLE, AS TO A 50% INTEREST, AND KMRV PROPERTIES, LLC, A VIRGINIA LIMITED LIABILTY COMPANY, AS TO A 50% INTEREST, AS TENANTS IN COMMON** , 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:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Champions Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lynn Howard, a married man by Warranty Deed from Marvin J. Page, Jr of record in Instrument No. 20210224-0022662 Register's Office for Davidson County, Tennessee, dated February 19, 2021 and recorded on February 24, 2021.

Being the same property conveyed to Growning Home, LLC, a Texas limited liability company by Quitclaim Deed from Lynn Howard, a married man of record in Instrument No. 20210824-0114362 Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 24, 2021.

Said Quitclaim Deed misspelled grantor's name as Growning Home, LLC, a Texas Limited Liability Company. The correct name is Growing Home LLC, a Texas Limited Liability Company.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 132, 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: **1605 21st Ave N, 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 18th DAY OF AUGUST, 2022.

Growing Home LLC

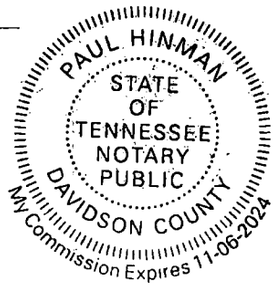
BY: _____
Lynn Howard
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LYNN HOWARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of GROWING HOME LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MANAGING MEMBER.

Witness my hand and official seal, this the 18th of August, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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