Karen Johnson Davidson County
Batch# 908423 DEEDWARR
08/26/2022 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20220826-0096249

THIS INSTRUMENT PREPARED BY AND RETURN TO:
MHPS Title & Escrow
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is:
$305,000.00

Katie Koechlemann
AFFIANT

Subscribed and sworn to before me, this 25th day of August, 2022

Shanae McFerrin
NOTARY PUBLIC
My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Rock N' Roll Jesus, LLC 2309 Shadow Lane Nashville, TN 37216	New Owner	073-05-0-111

FOR AND IN CONSIDERATION of the sum of Three Hundred Five Thousand Dollars and No Cents ($305,000.00), paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 25th day of August 2022, the undersigned, **Kelly Daley, Personal Representative of the Estate of Randall Patrick Daley,** hereinafter called the Grantor, has bargained, sold, and by these presents does transfer and warrant to **Rock N' Roll Jesus, LLC, a Limited Liability Company**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, and having an address of **2309 Shadow Lane, Nashville, TN 37216**, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Riverwood Heights Subdivision, as of record in Book 1835, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 75 feet on the north margin of Shadow Lane and runs back between parallel lines 18-0 feet to a deadline.

Being the same property conveyed to Beulah Mai Daley, by deed dated 07/22/1983, and recorded 07/25/1983, from Barbara Sue Fuqua, unmarried, of record in Book 6101, Page 229 and being the same property conveyed to Beulah Mai Griffith, Trustee U/A/D October 28, 1998 of the Griffith Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, by deed dated 12/03/1998, and recorded 12/07/1998, from Beulah Mai Daley, Individually, of record in Book 11239, Page 247 and being the same property conveyed to Kelly Daley, Personal Representative of the Estate of Randall Patrick Daley, by deed dated 06/24/2022, and recorded 07/05/2022, from Kelly Daley, Successor Trustee of the Beulah Mai Griffith Revocable Living Trust dated October 28, 1998 and as amended on December 4, 2008 and subsequently amended on August 26, 2020, of record in Instrument Number 20220705-0077055, Register's Office for Davidson County, Tennessee.

This is improved property known as **2309 Shadow Lane, Nashville, TN 37216.**

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

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 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 whomever.

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.

This the 25th day of August, 2022.

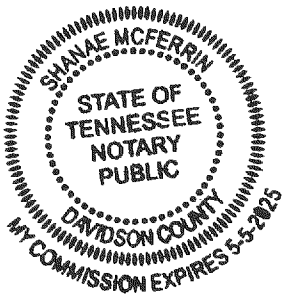
Kelly Daley,
Personal Representative of the Estate
Of Randall Patrick Daley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kelly Daley, Personal Representative of the Estate of Randall Patrick Daley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of August 2022

Shanae McFerrin
Notary Public
My Commission Expires: 5/5/2025



Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Morgan

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

202208260096249