WARRANTY DEED

Karen Johnson Davidson County
Batch# 912618 DEEDWARR
09/06/2022 09:25:45 AM 2 pgs
Fees: $13.00 Taxes: $806.60

20220906-0099632

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$218,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER 2022.

Notary Public

MY COMMISSION EXPIRES: 5/9/26
(AFFIX SEAL)

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RHJ Capitol Corporation	**Same as Owner**	**107-05-0-255.00**
(NAME)	(NAME)	
5115 Maryland Way, Ste 102		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(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, WE, **TROY CARTER, MARRIED AND HOWARD W. CARTER AND WIFE, PEGGY CARTER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHJ CAPITOL CORPORATION, A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND/OR 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, 233 on the Plan of Bel-Air, Section Two of record in Plat Book 2900, pages 29-32, Register's Office for Davidson County, Tennessee.

Said Lot No. 233 begins at an iron pin on the westerly margin of Dabbs Avenue on the common boundary of Lots 234 and 233; thence westerly 123.0 feet along said boundary to an iron pin on the common boundaries of Lots 232, 234, and 233; thence northerly 81.5 feet to a concrete monument on the southerly margin of Louanne Drive; thence easterly along said drive, 98.6 feet to a concrete monument; thence southerly around a curve 30.7 feet to a concrete monument on the westerly margin of Dabbs Avenue; thence southerly along said Avenue 61.5 feet to the point of beginning.

Being the same property conveyed to Troy Carter, unmarried, and Howard W. Carter and Peggy Carter, Husband and wife, by Warranty Deed from Paul W. Cleckner and Beverly J. Cleckner, husband and wife, dated July 6, 1994 and recorded July 12, 1994 of record in Book 9404, Page 866, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1921 Louanne Drive** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) **37217** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2022 real property taxes have been prorated and assumed by the buyer and (b) all matters appearing on the plan of record in Plat Book 2900, pages 29-32, said Register's Office.

The property herein conveyed is not the primary residence of the grantors, their spouses or dependents.

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 2nd day of September 2022.

Troy Carter

Howard W. Carter

Peggy Carter

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Troy Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of September 2022.

Commission expires: 5/9/26

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Howard W. Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of September 2022.

Commission expires: 5/9/26

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Peggy Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of September 2022.

Commission expires: 5/9/26

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public