Karen Johnson Davidson County
Batch# 915000 DEEDWARR
09/09/2022 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20220909-0101294

**State of Tennessee**
**County of Davidson**

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2022.

Notary Public:
My Commission Expires: 10/18/22

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

# WARRANTY DEED

**This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066**

| Name and Address and New Owner: | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| Rodney Donaldson, Sr. and Janel Donaldson<br>3147 Bridgepoint Drive<br>Nashville TN 37207 | New Owner | P/O 053-14-0-105.00 |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **River Rock Partners, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Rodney Donaldson, Sr. and Janel Donaldson, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

**LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 12 on the Map of Nawakwa Hills, as of record in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**BEING PART OF the same property conveyed to River Rock Partners, LLC by Warranty Deed from Harold V. Bolin, unmarried, dated 10/8/2021 and recorded 10/14/2021 in Instrument Number 20211014-0138375; and part of the same property previously conveyed to Harold V. Bolin and wife, Ivo Dean Bolin by Warranty Deed from Walter E. Vasser (joined by Sheila D. Vasser), dated 1/11/1983 and recorded 1/12/1983 in Book 5991, Page 665, Register's Office for Davidson County, Tennessee. The said Ivo Dean Bolin died on 10/2/2019, leaving Harold V. Bolin as the surviving tenant.**

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all other matters shown on plat of record in Book 843, Pages 36 and 37, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

This is (____) improved (__X__) unimproved property, known as: Lot 12 Pawnee Trail, Madison, TN 37115

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 29th day of August, 2022.

River Rock Partners, LLC

BY: _____
Jim Ficarro, Managing Member

**State of Tennessee**
**County of Sumner**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jim Ficarro, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Managing Member of River Rock Partners, LLC, a Tennessee limited liability company, and that as such Managing Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said Corporation.

Witness my hand and official seal, this 29th day of August, 2022.

Commission Expires:
10/18/22

Notary Public:



Certificate of Authenticity

I, **Brenda Huntsman**, 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 8-29-22.

Date

Brenda Huntsman

Affiant Signature

9.9.22

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9th day of September, 2022.

Edie Sutherland

Notary's Signature

EDIE SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 8/19/2025

Date

Notary's Seal (if on paper)