Karen Johnson Davidson County
Batch# 920174 DEEDWARR
09/22/2022 10:32:30 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20220922-0105348

Warranty Deed

KRISTIAN BOOTH NOTARY PUBLIC TENNESSEE My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $900,000.00. Affiant Subscribed and sworn to before me, this the 16th day of September, 2022. Notary Public My commission expires: 9-2-24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Rolling Hollow Properties, LLC	New Owner(s)	117-04-0-387.00
928 Montrose Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHIRLEY THOMAS, AN UNMARRIED PERSON, CHEREE NORTHERN, AN UNMARRIED PERSON, GARY THOMAS, AN UNMARRIED PERSON, AND EVELYN THOMAS, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROLLING HOLLOW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 59 on the Plan of Belmont Terrace, as of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Primrose Avenue, said point being the common Southerly corner of Lots 59 and 60; thence with the common margin of an alley; thence with the Southerly margin of said alley Westwardly 50 feet to a point in the Easterly margin of Brightwood Avenue, thence with said Easterly margin of Brightwood Avenue Southwardly 138.8 feet to a point, said point being the beginning of a curve; thence around said curve Eastwardly 34.1 feet to a point in the Northerly margin of said Primrose Avenue; thence with said Northerly margin of Primrose Avenue Eastwardly 50.9 feet to the point of beginning.

Being the same property conveyed to James F. Thomas and wife, Ernestine Thomas by Warranty Deed from Robert J. Boyd and wife, Irene M. Boyd of record in Book 4370, Page 805, Register's Office for Davidson County, Tennessee, dated September 29, 1969 and recorded on October 08, 1969.

The said James F. Thomas having since died May 20, 2000 leaving Ernestine Thomas as the surviving tenant by the entirety.

The said Ernestine Thomas having since died on January 19, 2012 and devised her entire interest to her children, Shirley Thomas, Evelyn Thomas, Barbara Northern and Gary Thomas, by Will recorded in the Seventh Circuit Clerk's Office (Probate Division) on March 12, 2015, under Docket No. 15P326.

Being the same property conveyed to Shirley Thomas, Evelyn Thomas, Barbara Northern and Gary Thomas by Executor's Quitclaim Deed from Shirley Thomas, Executor of the Estate of Ernestine Thomas, deceased of record in Instrument No. 20160715-0073103 Register's Office for Davidson County, Tennessee, dated July 11, 2016 and recorded on July 15, 2016.

The said Barbara Northern having since died intestate on December 26, 2018 leaving Cheree Northern as her sole heir. Affidavit of Heirship of record as Instrument Number 20220914-0102468, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1710 Primrose Avenue, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2022.

Shirley Thomas

Cheree Northern

Gary Thomas

Evelyn Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shirley Thomas, Cheree Northern, and Evelyn Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2022.



Notary Public

My Commission Expires: 3·3·25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2022.

Notary Public



My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, Steven T. Mollis, 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 09/22/2022 ____ (date of document).

Affiant Signature

09/22/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22 day of September, 2022.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025

202209220105348