Karen Johnson Davidson County
Batch# 921374 **DEEDWARR**
09/26/2022 01:04:58 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20220926-0106394

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$410,000.00** (Four Hundred Ten Thousand).

AFFIANT

Subscribed to and sworn before me this 22nd day of September, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JOHN CHARLES ROSSELOT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 9, 2024

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Bradley T. Adams 698 Frankfort Drive Hermitage, TN 37076	**SAME AS NEW OWNER**	07508025800

WARRANTY DEED

FOR AND IN 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, I/WE, **RJ RICE FAMILY LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRADLEY T. ADAMS, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 579 on the Plan of Tulip Grove, Section 12, of record in Book 5800, Page 264, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being a portion of the same property conveyed to RJ Rice Family Limited Partnership by deed from Russell Jerry Rice of record in Instrument No. 20060105-0001401, dated January 3, 2006 and recorded on January 5, 2006, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **698 FRANKFORT DRIVE** **HERMITAGE, TN 37076**

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. Whenever 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, this 22nd day of September, 2022

RJ Rice Family Limited Partnership

Russell Jerry Rice General Partner
By: Russell Jerry Rice, General Partner

Janice Sue Fields Rice, General Partner
By: Janice Sue Fields Rice, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell Jerry Rice and Janice Sue Fields Rice, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the General Partners of, RJ Rice Family Limited Partnership, a partnership, and that they as such General Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by themselves as General Partners.

Witness my hand and official seal this 22nd day of September, 2022.

Notary Public

My Commission Expires:

JOHN CHARLES ROSSELOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024