WARRANTY DEED

Karen Johnson Davidson County
Batch# 925325 DEEDWARR
10/05/2022 10:15:59 AM 2 pgs
Fees: $13.00 Taxes: $7,122.50

20221005-0109799

G-P-22-122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,925,000.00.

Affiant

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/26/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Blackburn Family LP II	New Owner	
(NAME)	(NAME)	**104-01-0-299.00**
122 38th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LIBERTY PIKE PARTNERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BLACKBURN FAMILY LP II,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 123 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyler Leigh Riggins by Warranty Deed from Angela B. Foster, a single woman, and Janice Renee Mackin, a single woman, by and through Angela B. Foster, Attorney in Fact of record in Instrument No. 20030718-0101098 Register's Office for Davidson County, Tennessee, dated July 17, 2003 and recorded on July 18, 2003.

Being the same property conveyed to Dowd Development and Design, LLC, a Tennessee limited liability company by General Warranty Deed from Tyler Leigh Riggins of record in Instrument No. 20210108-0004208 Register's Office for Davidson County, Tennessee, dated January 07, 2021 and recorded on January 08, 2021.

Being the same property conveyed to Liberty Pike Partners by Quitclaim Deed from Dowd Development and Design, LLC of record in Instrument No. 20210514-0065501 Register's Office for Davidson County, Tennessee, dated May 12, 2021 and recorded on May 14, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
- Storm Sewer Easement of record in Book 3075, Page 542, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **122 38th Ave N, Nashville, Tennessee 37209**.

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. 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 27th DAY OF SEPTEMBER, 2022.

Liberty Pike Partners

BY: _____
Keith Dowd
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH DOWD, signing for LIBERTY PIKE PARTNERS, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of LIBERTY PIKE PARTNERS, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th of September, 2022.

_____
Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212