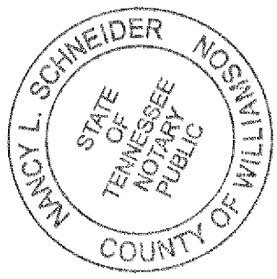
Karen Johnson Davidson County
Batch# 935389 DEEDWARR
10/28/2022 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20221028-0116895

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $655,000.00. Affiant Subscribed and sworn to before me, this the 21st day of October, 2022. Notary Public My commission expires: 3/25/23

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:
Richland Building Partners, LLC	New Owner(s)	082-16-0171.00
4012 Hillsboro Pike, Suite 9		
Nashville, TN 37215		

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, **RONALD M. POPE AND VIRGINIA B. POPE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHLAND BUILDING PARTNERS, 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:

Being part of lot No. 101 on the plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plan Book 1, page 13, Chancery Court at Nashville, and part of lots Nos. 44 & 45 on the plan of Payne's Addition, as of record in Book 21, page 70, Register's Office for said County, described together as follows:

Beginning on the Northerly margin of Fatherland Street, at the Southeast corner of the property conveyed to Mrs. Louise Frank by deed from Wanda Miller and husband, of record in Book 1236, page 492, said Register's Office, thence with Frank's Easterly line, Northwardly 170 feet, more or less, to the Southerly margin of an alley; thence with said alley, Eastwardly 38 feet; thence Southwardly 170 feet, more or less, to the Northwest corner of said Street and an alley; thence with said street, Westwardly 38 feet to the beginning.

Being the same property conveyed to Kevin C. Krushenski by Warranty deed from Joseph B. Morrison unmarried of record in Instrument No. 20061218-0155748 Register's Office for Davidson County, Tennessee, dated December 14, 2006 and recorded on December 18, 2006.

Being the same property conveyed to Ronald M. Pope and Virginia B. Pope, husband and wife by Warranty deed from Kevin C. Krushenski, married of record in Instrument No. 20180726-0073096 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 26, 2018.

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 937 Fatherland Street, Nashville, TN 37206, 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 21st day of October, 2022.

Ronald M. Pope

Virginia B. Pope

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 Ronald M. Pope and Virginia B. Pope, 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 21st day of October, 2022.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 21 day of October, 2022.

K. Thomas Sidwell
Date: 10-21-22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 21 day of Oct, 2022.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

