WARRANTY DEED

Karen Johnson Davidson County
Batch# 939488 DEEDWARR
11/09/2022 09:25:19 AM 2 pgs
Fees: $13.00 Taxes: $11,100.00

20221109-0120120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4TH DAY OF November, 2022

Notary Public

MY COMMISSION EXPIRES: My Commission Expires November 26, 2022

(AFFIX SEAL)

CHRISTY LYNN HIGGINS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oran Aaronson	NEW OWNER	
(NAME)	(NAME)	129-07-0-061.00
197 Robin Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **PEKKA RINNE, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ORAN AARONSON, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, 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. 40B, as shown on the map entitled Resubdivision of Lot 40, West Meade Farms, Inc. Section I of record in Instrument Number 20070302-0026024, 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 Pekka Rinne, an unmarried man, by Warranty Deed from Headden Real Estate, LLC, a Wyoming close limited liability company, of record in Instrument No. 20190416-0034521 Register's Office for Davidson County, Tennessee, dated April 15, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 197 Robin Hill Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 8th day of November, 2022

PEKKA RINNE

BY: _____

KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of November, 2022, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Pekka Rinne and acknowledged that he executed the same as the free act and deed of Pekka Rinne.

Witness my hand and official seal this 9th day of November, 2022.

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public

Commission expires: My Commission Expires November 26, 2022