Karen Johnson Davidson County
Batch# 939754 DEEDWARR
11/09/2022 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20221109-0120308

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2022.

Notary Public

My commission expires: _____

(Notary Stamp)

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Aaron Joyce and Mary Joyce	New Owner	082-16-0G-005.00-CO
818 Fatherland Street Apt 5		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, that,

R and T Investments, LLC a Tennessee limited liability

(hereinafter called the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto

Aaron Joyce and Mary Joyce, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 5, Fatherland Street Railway Station, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20100312-0019171, in the Register's Office, Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Richard T. Higgins and wife, Tiffany R. Higgins by Warranty deed from G and M Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20181107-0110496 Register's Office for Davidson County, Tennessee, dated November 05, 2018 and recorded on November 07, 2018.

Being the same property conveyed to R and T Investments, LLC - 818 Fatherland Street 5 Series, P.S. by Quitclaim deed from Richard T. Higgins and wife, Tiffany R. Higgins of record in Instrument No. 20220512-0054998 Register's Office for Davidson County, Tennessee, dated May 06, 2022 and recorded on May 12, 2022.

SP 11/2015

This is **Improved** property known as **818 Fatherland Street Apt 5, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and assigns, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of November, 2022.

R and T Investments, LLC

Richard Higgins, sole member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Richard Higgins, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of R and T Investments, LLC, the within named bargainor, a limited liability company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 4th day of November, 2022.

Michelle W Locke
Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE * NOTARY PUBLIC * STATE OF TENNESSEE * WILLIAMSON COUNTY

Lenders Title Company File No. 22-001320-525

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 11/4/22 (date of document).

Jennifer L. Pennell

11/9/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of November 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

