Karen Johnson Davidson County
Batch# 941883 DEEDWARR
11/16/2022 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20221116-0122061

2022-0185

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2022

Notary Public

MY COMMISSION EXPIRES: 6-27-26
(AFFIX SEAL)

BLAKE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE

File No. BC-22-3241

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richland Building Partners, LLC	New Owner	
(NAME) 4012 Hillsboro Pike, Suite 9	(NAME)	118-05-0-016.00
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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/we, **Edward P. Lassan and Judy L. Lassan, husband and wife**, HEREINAFTER CALLED THE GRANTOR, 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, 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. 185 on the Map of Victoria Place, as shown on plat of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Included in the above, but specifically excluded therefrom is that portion of the property conveyed to the State of Tennessee, By Deed of record in Book 4791, Page 980, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edward P. Lassan and Judy L. Lassan, husband and wife by Quitclaim Deed from L, LLC, a Tennessee limited liability company of record in Instrument No. 20210212-0020217 Register's Office for Davidson County, Tennessee, dated February 09, 2021 and recorded on February 12, 2021.

This is property more commonly known as 3205 Granny White Pike, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 our hand this 15th day of November, 2022.

Edward P. Lassan

Edward P. Lassan

Judy L. Lassan

Judy L. Lassan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2022, before me personally appeared Edward P. Lassan and Judy L. Lassan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of November, 2022.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 15 day of November, 2022.

K. Thomas Sidwell
Date: 11-16-2022

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 16 day of November, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

