BOX 10-A ①

WARRANTY DEED

Karen Johnson Davidson County
Batch# 946968 **DEEDWARR**
12/02/2022 09:52:26 AM 2 pgs
Fees: $13.00 Taxes: $4,532.50

20221202-0126159

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 DAY OF Nouhm, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires 10/2/23

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
Richland Building Partners, LLC	New Owner	
(NAME) 4012 Hillsboro Pk., Ste.9	(NAME)	117 14 0 071.00
(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, WE, **PATRICIA M. TARDY ZIEGLER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, 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. 5 on the plan of Sugar Tree Subdivision, of record in Plat Book 1424, Page 100, in the Register's Office for said County.

SAID Lot No. 5 fronts 75 feet on the Westerly margin of Cross Creek Road and extends back between parallel lines a distance of 315 feet.

Being the same property conveyed to Robert P. Ziegler, Trustee with full power to mortgage, encumber or convey without the Joinder of any beneficiary, by Warranty Deed from William A. Shutt, III and wife, Edith L. Shutt, of record in Book 7135, Page 486, in the Register's Office of Davidson County, Tennessee, dated January 30, 1987 and recorded on February 12, 1987. The said Robert P. Ziegler having died on September 17, 2012, Leaving a Last Will and Testament in the Seventh Circuit Court for Davidson County Tennessee in Probate No. 12P-1626.

Being the same property conveyed to Patricia M. Tardy Ziegler, by Personal Representative's Quit Claim Deed from Aubrey B. Harwell, Jr., as Personal Representative of the Estate of Robert P. Ziegler, of record in Instrument No. 20150810-0079873, in the Register's Office of Davidson County, Tennessee, dated August 07, 2015 and recorded on August 10, 2015.

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 3911 Cross Creek Rd., Nashville, TN 37215
(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 30th day of November, 2022.

PATRICIA M. TARDY ZIEGLER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia M. Tardy Ziegler, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public