inson Davidson County
Batch# 958026 DEEDWARR
01/05/2023 09:57:23 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00
20230105-0000895

This instrument was prepared by:
FOREMAN WATSON LAND TITLE
101 SE Parkway Court, Ste 220
Franklin, TN 37064
TNN-22-0316

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $720,000.00

Sworn to and subscribed before me this 30th day of December, 2022.

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DICKSON COUNTY

Affiant

Karen Boswell

Notary Public
My Commission Expires: 2/26/2025

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Michael Street	New Owner	061-11-0-223.00
1118 Riverwood Drive		
Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **18th and 7th, a Tennessee General Partnership,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michael Street, an unmarried man and Kelli Nelson, an unmarried woman as tenants in common with right of survivorship,** hereinafter called the Grantees, her heirs and/or assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Eastdale Place of record in Plat Book 547, Page (s) 29 and 30, 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 18th and 7th, A TN General Partnership by Warranty Deed from Music City Holdings LLC, a Texas limited liability company, of record in Instrument No. 20211109-0149648, Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 09, 2021.

This is improved property known as **1118 Riverwood Drive, Nashville, TN 37216.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-EXP-22-1118

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by __X__Grantor ____ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor 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 otherwise herein set out. Grantor does further covenant and bind himself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 29th day of December, 2022.

18th and 7th, A TN General Partnership

BY: Deidre Lampley
Deidre Marie Glore Lampley, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Deidre Marie Glore Lampley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be authorized representative of 18th and 7th, a TN general partnership, and that [*s*]he as such authorized representative, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as authorized representative.

Witness my hand, at office, on this 29th day of December, 2022.

Katie Lee Rice
Notary Public

My Commission Expires: 7/28/25

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES JULY 28, 2025