Karen Johnson Davidson County
Batch# 959372 DEEDWARR
01/09/2023 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230109-0001775

This instrument prepared by
And when recorded return to:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-19974-KS

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 6th day of January, 2023.

Notary Public
My Commission Expires: My Commission Expires January 28, 2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richland LLC 808 Hadley Avenue Nashville, TN 37138	Richland LLC 808 Hadley Avenue Nashville, TN 37138	044-15-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Kevin James Worley, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Richland LLC, a Tennessee limited liability company, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

land in the 4th Civil District of Davidson County, Tennessee, and described more particularly as follows; to-wit:

Being part of the 0.34 acre tract shown at the upper right - hand corner of the survey recorded January 29, 1951, in Book 1939, page 476, Register's Office for said County, such survey being a resubdivision of Plan of Section "D" Village of Old Hickory, as of record in Book 1424, page 65, Register's Office for said County. Said part of 0.34 acre tract is described as follows:

Starting with concrete monument at the west end of the return at the northwest corner of the intersection of Hadley Avenue and Ninth Street, and running in a northeasterly direction along a curve having a radius of 10 feet, 15.7 feet to an iron pin: thence North 0 degrees 47 minutes East 60 feet along the westerly margin of Hadley Avenue, to an iron pin and the point of beginning, and running thence the following courses and distance: North 89 degrees 15 minutes West 98.35 feet to an iron pin; thence North 0 degrees 50 minutes East 50 feet to an iron pin; thence South 89 degrees 15 minutes East 98.32 feet to an iron pin located on the westerly margin of Hadley Avenue; thence binding on the westerly margin of Hadley Avenue, South 0 degrees 47 minutes west 50 feet to an iron pin and the place of beginning, containing 0.11 acres, more or less.

Being the same property conveyed to Kevin James Worley by Quit Claim Deed from Rebecca Romersa aka R Chelsea Romersa aka Chelsea Romersa of record as Instrument No. 20200616-0061607 in the Register's Office for Davidson County, Tennessee, dated May 21, 2020 and recorded on June 16, 2020; further being the same property conveyed to Kevin Worley by Quitclaim Deed from Shahrazad M. Worley, of record in Book 10994, Page 756, said Register's Office, dated June 25, 1998 and recorded on June 26, 1998; and further being the same property conveyed to Kevin J. Worley and wife, Shahrazad M. Worley, by Warranty Deed from Walker B. Elliott and wife, Martha V. Elliott, of record in Book 6614, Page 131, said Register's Office, dated July 18, 1985 and recorded July 25, 1985.

This is improved property located at: **808 Hadley Avenue, Nashville, TN 37138**

This conveyance is made subject to 1) Property taxes for the year **2023** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 6th day of January, 2023.

GRANTOR:

Kevin James Worley

STATE OF ARKANSAS
COUNTY OF Pulaski

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kevin James Worley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of January, 2023.

Notary Public
My Commission expires: 9-3-2031

HOPE L WHITTEN
NOTARY PUBLIC
MY COMMISSION # 12383947
EXPIRES: September 3, 2031
Faulkner County

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 1-6-23.

Kathy Smith
Affiant Signature

1-6-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Jan 6, 2023.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY