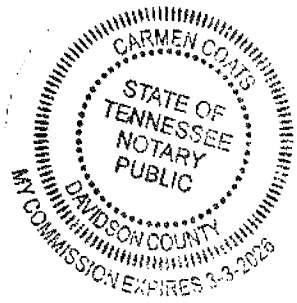
Karen Johnson Davidson County
Batch# 969442 DEEDWARR
02/10/2023 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20230210-0009890

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2022-15689NSH

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| RJX Partners LLC | New Owners | 080-040-0/007.00 |
| (NAME) | (NAME) | |
| 49 Rowley Road | | |
| (ADDRESS) | (ADDRESS) | |
| Topsfield, MA 01983 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Million And No/100 Dollars ($1,000,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LANARIS U. AUSTIN AND LANDRACE S. AUSTIN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RJX PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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. 2 on the Plan of Hyde Park Subdivision, as of record in Book 2900, page 147, Register's Office for Davidson, County, Tennessee.

SAID Lot No. 2 fronts 165 feet on the north side of County Hospital Road and extends back 308.5 feet on the east side, 250 feet on the west side, and measures 174.2 feet across the rear line.

Being the same property conveyed to Sandra E. Austin by Warranty Deed Dated 04/10/2001, from Kathy A. Leslie, of record in Instrument Number 20010501-0043677, Register's Office for Davidson County, Tennessee. The said Sandra E. Austin having since died Testate leaving her interest to Lanaris U. Austin and Landrace S. Austin, Devisees of her Last Will and Testament of record in Case No. 22p1769, Seventh Circuit Court for Davidson County, Tennessee (Probate Division) and in Instrument Number 20221215-0129769, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1610 County Hospital Road, Nashville, TN 37218
(House No.) (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 successors 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 successors 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 hands this 7 day of February 2023.

Lanaris U. Austin

Landrace S. Austin

STATE OF TENNESSEE
COUNTY OF Williamson

On this 7 day of February 2023, before me personally appeared **Lanaris U. Austin and Landrace S. Austin** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 7 day of February 2023.

Commission Expires: 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

## Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 10, 2023 (date of document).

Affiant Signature

February 10, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10th day of February, 2023

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023