BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 973869 DEEDWARR
02/24/2023 09:34:14 AM 2 pgs
Fees: $13.00 Taxes: $14,783.05

20230224-0013080

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,995,420.00

Jackie Lynn Crabtree
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 DAY OF February 2023

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/2/23

(AFFIX SEAL)

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
Jackie Lynn Crabtree Revocable Trust U/A/D October 30, 2017	New Owner	
(NAME)	(NAME)	
3914 Harding Place		130 07 0B 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **RICHLAND BUILDING PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACKIE LYNN CRABTREE, TRUSTEE OF THE JACKIE LYNN CRABTREE REVOCABLE TRUST U/A/D OCTOBER 30, 2017**, 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 Unit A, of Homes at 3914 and 3916 Harding Place, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3914 and 3916 Harding Place, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20201109-0131032, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3914 and 3916 Harding Place, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "B" to said Declaration appearing in Instrument No. 20201109-0131032, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Richland Building Partners, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Scott Freeman and Allison Freeman, Husband and Wife, of record in Instrument No. 20201109-0131003, in the Register's Office of Davidson County, Tennessee, dated October 13, 2020 and recorded on November 09, 2020.

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 ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 3914 Harding Place, 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 23 day of February, 2023.

RICHLAND BUILDING PARTNERS, LLC

BY: _____

CHRIS BARNHIZER, MEMBER

BY: _____

CHRISTOPHER RICHEY, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Chris Barnhizer and Christopher Richey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Members of Richland Building Partners, LLC the within named bargainor, a limited liability company and that they as such Members, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Members.

Witness my hand and official seal this 23rd day of February, 2023.

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

Commission expires:

_____
Notary Public