THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 974918 DEEDWARR
02/28/2023 10:52:55 AM 2 pgs
Fees: $13.00 Taxes: $5,642.50
20230228-0014025

ADDRESS NEW OWNER
Anders James Nelson
and Mark Hemberger
3402 Elkins Avenue
Nashville, TN 37209

SEND TAX BILLS TO

NEW OWNER

MAP/PARCEL
09213018900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RJH DEVELOPMNET, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **ANDERS JAMES NELSON AND MARK HEMBERGER, MARRIED** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, Block 16 on the Plan of Charlotte Park Company's Section Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Said Lot No. 4 fronts 50 feet on the Northerly side of Elkins Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to RJH Development, LLC, a Tennessee limited liability company, by deed from Sandra D. Laurie, unmarried, of record as Instrument No. 20200424-0043324, dated April 23, 2020, said Register's Office. Said property having since been conveyed to Cadence Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed from RJH Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20220713-0080298, dated April 22, 2022, said Register's Office. Said property having since been conveyed to RJH Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Cadence Construction, LLC, a Tennessee limited liability company, of record as Instrument No. 20221019-0113939, dated October 17, 2022, said Register's Office.

This is improved property known as: 3402 Elkins Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES 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.

And GRANTOR does further covenant and bind himself, his assigns, successors 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. The conveyance herein is subject to 2023 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 17th day of February, 2023.

RJH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: JOSEPH C. HEITHCOCK
ITS: SOLE MEMBER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared JOSEPH C. HEITHCOCK with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the SOLE MEMBER OF RJH DEVLOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such SOLE MEMBER, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 17th day of February, 2023.

Notary Public

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/5/25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,525,000.00.**

Sworn to and subscribed before me this 17th day February, 2023.

Notary Public

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

My Commission Expires: _____