RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $475,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON 04/06/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Karen Johnson Davidson County
Batch# 990508 DEEDWARR
04/11/2023 11 07 11 AM 4 pgs
Fees $23 00 Taxes $1,757 50

20230411-0026340

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3307

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
My Tennessee Home Solution, LLC	**My Tennessee Home Solution, LLC**	14616021300
13 Eagle Nest Drive	13 Eagle Nest Drive	
Fort Mitchell, AL 36856	Fort Mitchell, AL 36856	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Debra Morgan, unmarried and Clifford Rychen, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

My Tennessee Home Solution, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No 1035 on the Plan of Brentwood Hall Section 10 of record in Plat Book 2330, Page 80, in the Register's Office for Davidson County, Tennessee

Said Lot No 1035 fronts 68 feet on the northwesterly side of Kincannon Drive and extends back 294 7 feet on the northeasterly line and 313 4 feet on the southwesterly line to a dead line, measuring 150 2 feet thereon

Being the same property conveyed to Cliff Rychen and Debra Morgan by Executor's Deed with Life Estate from Cliff Rychen and Debra Morgan, Co-Executors for the Estate of P N Rychen of record in Instrument No 20130913-0096688 Register's Office for Davidson County, Tennessee, dated August 9, 2013 and recorded on September 13, 2013

Norma Filson-Rychen died October 25, 2022, terminating her life estate interest

The above said property having been for investment purposes only and not the primary residence of the Grantors

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is property known as 5108 Kincannon Drive Nashville, TN 37220

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 7, 2023

Debra Morgan

Debra Morgan

Clifford Rychen

STATE OF Texas
COUNTY OF Bell

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Debra Morgan, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 7th day of April, 2023

Rashid Rauf

Notary Public

My Commission Expires 09/27/2025

Notarized online using audio-video communication

NOTARY PUBLIC STATE OF TEXAS

RASHID RAUF

ID NUMBER
133354378
COMMISSION EXPIRES
September 27, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Clifford Rychen, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained

Witness my hand and official seal, this April 7, 2023

Notary Public

My Commission Expires _____

File #: 2023-3307

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 7, 2023

Debra Morgan

Clifford Rychen

STATE OF
COUNTY OF

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Debra Morgan, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this _____ day of April, 2023

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Clifford Rychen, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained

Witness my hand and official seal, this April 7, 2023

Notary Public

My Commission Expires 11-19-2025

File #: 2023-3307

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

Certificate of Authenticity

I, Joseph White, 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 4/7/2023.

Date

Affiant Signature

4/10/2023

Date

State of Tennessee

County of Davidson

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

Notary's Signature

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/2/2026

My Commission Expires: Date Expires

Notary's Seal (if on paper)