WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/~~RETURN TO~~:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2023.

Notary Public

COMMISSION EXPIRES: 03/09/2027

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 997708 DEEDWARR
04/28/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230428-0031604

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Neal Poss, Jr.	Same as	073-16-0A-134-00
(NAME)	(NAME)	
134 Cumberland Trace	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I, **4 R's Family Partnership, a Tennessee General Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Neal Poss, Jr., an unmarried man_,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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 Unit No. 134 on the Plan of Cumberland Trace of record in Plat Book 5200, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Cumberland Trace Homeowner's Association, Inc., established by the Declaration of Covenants, Conditions and Restrictions of record in Book 6218, page 528, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to 4 R's Family Partnership, a Tennessee General Partnership by Warranty Deed from Paulua A. Reuter, unmarried of record in Instrument No. 20090522-0047607, dated May 18, 2009 and recorded May 22, 2009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **134 Cumberland Trace** (House Number) (Street) **Nashville, TN** (P.O. Address) (City or Town) (State) **37214** (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, 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 heirs, 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 ~~29th~~ 28th day of April, 2023.

4 R's Family Partnership, a Tennessee General Partnership, a Tennessee Partnership

By: _____
Norman D. Rollins, Partner

By: _____
Mary Bess Rollins, Partner

State of Tennessee

County of Davidson

Before me, the undersigned Notary, personally appeared, **Norman D. Rollins and Mary Bess Rollis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Partners of 4 R's Family Partnership, a Tennessee Partnership, the within named bargainor, and that such Partners executed the foregoing instrument for the purpose therein contained, by personally signing as Partners of 4 R's Family Partnership.

WITNESS ~~my~~ hand and seal this ~~29th~~ 28th day of April, 2023.

_____
Notary Public

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **April 28, 2023**.

Date

D Hardwick

Affiant Signature

April 28, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **April**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026