Karen Johnson Davidson County
Batch# 1011105 DEEDWARR
06/05/2023 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20230605-0042336



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $780,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2023.

Michelle Martin
Notary Public

My commission expires: 9.21.26

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Holden	New Owners	**082-08-0-082.00**
704 N 9th Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Top R and A Development, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Matthew Holden, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, being the northerly thirty feet of Lot No. 23 in Bransford Realty Company's Subdivision of the McWhirter Tract and the Love McFerrin Tract, the Plan of which is of record in Book 421, page 52, of the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 23 fronts 30 feet on the West side of Ninth Street and extends back Westerly between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Edna Weakley Brooks by Quit Claim deed from John L. Chambers, Substitute Trustee of record in Book 5262, page 0004, Register's Office for Davidson County, Tennessee, dated March 10, 1978 and recorded on March 10, 1978.
Being the same property conveyed to David Brooks by Quit Claim deed from Mary Armstrong as Executrix for the Estate of Edna Brooks Crawley (formerly Edna Weakley Brooks) of record in Book 11073, page 821, Register's Office for Davidson County, Tennessee, dated August 14, 1998 and recorded on August 19, 1998.

Being the same property conveyed to Top R and A Development by Warranty deed from David Brooks, unmarried of record in Instrument No. 20211011-0136031 Register's Office for Davidson County, Tennessee, dated October 06, 2021 and recorded on October 11, 2021.

This is improved property known as **704 N 9th Street, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of May, 2023.

Top R and A Development

Reginald McKeever

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Reginald McKeever, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be Sole Member (or other officer authorized to execute the instrument) of Top R & A Development, the within named bargainor, a Tennessee limited liability company, and that they as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by them as Sole Member.

Witness my hand and official seal this 31st day of May, 2023.

Notary Public
My Commission Expires: 3.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Lenders Title Company File No. 23-000077-626

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5-31-23.

Affiant Signature

6-5-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY