Send Tax Bills To:
R Squared Construction LLC
15 Farmhouse Pt
Lebanon, TN 37087

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
R Squared Construction LLC
2840 Buena Vista Pike
Nashville, TN 37218

Map & Parcel No: 070-02-0-034.00

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1013099 DEEDWARR
06/09/2023 09:09:16 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20230609-0043900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (185,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Trena M. Maxwell** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **R Squared Construction LLC, a Tennessee Limited Liability Company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being part of Lots 13, 14, and 15, McIntosh's Subdivision, as of record in Book 332, Page 71, Register's Office for said County, and described according to a survey made by Richard B. Omohundro, June 30, 1962, as follows:

Beginning in the Easterly margin of New Buena Vista Pike, 500 feet, more or less, South of the South margin of Stoker's Lane; thence leaving said Pike, with a fence line, south 60 degrees 30 minutes East 321.5 feet, more or less, to the Southwest corner of a 0.42 acre tract, conveyed to D.W. Bright, and wife, by deed in Book 3158, Page 79; thence along Bright's west line, North 16 degrees East 180.3 feet to a point in the center of a 50 foot access roadway, of record in Book 3158, Page 79; thence along the center of said roadway, North 75 degrees 16 minutes West 298 feet, more or less, to the Easterly margin of New Buena Vista Pike; thence with the margin of the same, North 23 degrees West 100 feet to the point of beginning.

Being the same property conveyed to Trena M. Maxwell by Quitclaim Deed from Randy H. Morris, Rickie T. Morris, Vickie G. Morris, Mickey S. Marston, Trena M. Maxwell, Christie J. Proctor, and Barry E. Morris of record in Instrument No. 20211019-0140100 Register's Office for Davidson County, Tennessee, dated October 14, 2021 and recorded on October 19, 2021.

This is UNIMPROVED Property known as 2840 Buena Vista Pike, Nashville, TN, 37218.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of May, 2023 .

Trena M. Maxwell

STATE OF TENNESSEE
COUNTY OF WILSON

On this 31st day of May, 2023, before me personally appeared Trena M. Maxwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 31st day of May, 2023.

Notary Signature
My commission expires:

DANIELLE IMBARATTO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 12-1-2025