WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013724 DEEDWARR
06/09/2023 02:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20230609-0044095

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$500,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day Of June, 2023

Notary Public

MY COMMISSION EXPIRES: 3.3.2025

(AFFIX SEAL)

COUNTY OF DAVIDSON NOTARY PUBLIC STATE OF TENNESSEE MEMORIE WHITE

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RK JUNIOR CONTRACTING SERVICES, LLC	new owner	105-01-0-162.00
(NAME) #250 320 SEVEN SPRINGS	(NAME)	
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darryl Harvey, Trustee of the 15th Avenue Harvey Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RK JUNIOR CONTRACTING SERVICES, LLC,** a TENNESSEE Limited Liability Company, hereinafter called the GRANTEES, 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. 75 in the B.P. Shield's Plan of Lots, as of record in Book 57, Page 31, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 50.5 feet on the easterly side of 15th Avenue, (formerly Bowles St.) and runs back between parallel lines 145 feet to an alley and shows 50.45 feet on said alley.

Being the same property conveyed to Mary Savannah Jones from Community Federal Savings & Loan Association of Nashville, by Installment Deed on August 8, 1973, of record in Book 4738, Page 832, Register's Office for Davidson County, Tennessee. The said Mary Savannah Jones being deceased leaving Joan Boyd Harden as a surviving heir.

Joan Boyd Harden filed a Chapter 7 Bankruptcy petition, Docket Number 3:04-BK-06325 which was filed on May 24, 2004. Such case was re-opened on October 15, 2020. Upon re-opening, title for the Joan Boyd Harden was vested in Erica R. Johnson, Chapter 7 Trustee, who then filed an adversary proceeding seeking authority to sell and convey title for all holders of interest in the property. Authority was granted to convey title on behalf of all holders of interest in that certain Agreed Order Granting Authority to Trustee to Sell Real Property Pursuant to 11 U.S.C. 363(h) and to Confirm Ownership Percentages (Docket Entry No. 35, Ad Pro. No. 3:21-AP-90120). Said order granted interest in the said property to Joan Boyd Harden, John Michael Gresham, Beverly Deloris Gresham and the 15th Avenue Harvey Trust.

Pursuant to Order Granting Trustee's Motion to Sell Property Free and Clear of Liens under Section 363(f) - Sale of Interest in Real Property entered by the Bankruptcy Court on August 4, 2022 (Docket Number 46, Case Number 3:04-BK-06325), Erica R. Johnson , Chapter 7 Trustee is authorized to sell the interest of Joan Boyd Harden, John Michael Gresham, Beverly Deloris Gresham, and the 15th Avenue Harvey Trust in said property.

Being the same property conveyed to Darryl Harvey, as Trustee of the 15th Avenue Harvey Trust from Erica R. Johnson, Chapter 7 Trustee, by Trustee's Deed on August 23, 2022, of record in Instrument Number 20220916-0103559, Register's Office for Davidson County, Tennessee. The Darryl Harvey, as Trustee of the 15th Avenue Harvey Trust also was conveyed any interest in the subject property by Quitclaim Deed from Dwight Gresham, of record in Instrument No. 20200724-0081664, a Quitclaim Deed from Valencia Carr, of record in Instrument No. 20210329-0040925, and a Quitclaim Deed from Marilyn Gresham of record as Instrument No. 20200724-0081663 all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1004 15th Ave S, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (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 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 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/our hands this 6 day of June, 2023.

Darryl Harvey as Trustee
Darryl Harvey, Trustee of the 15th Avenue Harvey Trust

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Darryl Harvey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of 15th Avenue Harvey Trust and that he as such Trustee, executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee

WITNESS my hand and seal this 6 day of June, 2023.

Notary Public Judith C. Jacobs
My Commission Expires: 9-10-23

File No.: 202302002

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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~~ June 6, 2023.

Affiant Signature

6/6/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of April, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026