WARRANTY DEED

Karen Johnson Davidson County
Batch# 1016617 **DEEDWARR**
06/20/2023 10 26 34 AM 2 pgs
Fees $13.00 Taxes $1,757.50

20230620-0046595

File No. AT-23-4306

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, THIS THE 15th day of June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Caroline Farr	New owner	
(NAME)	(NAME)	
2167 Rock City Street, Unit B		072-11-3F-002 00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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/we, **Riverstone Homes LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline Farr, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit B, as shown on the map entitled Rock City Homes, a Horizontal Property Regime, of record in Instrument No. 20160829-0090371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Jan Watson by Warranty deed from Marilyn Baines of record in Instrument No. 20160613-0059262 Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 13, 2016.

Being a portion of the same property conveyed to Jan Watson and Riverstone Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Jan Watson of record in Instrument No. 20160824-0088721 Register's Office for Davidson County, Tennessee, dated August 23, 2016 and recorded on August 24, 2016.

Being the same property conveyed to Riverstone Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Jan Watson, a married man of record in Instrument No. 20201211-0145176 Register's Office for Davidson County, Tennessee, dated September 11, 2020 and recorded on December 11, 2020.

This is property more commonly known as 2167 Rock City Street, Unit B, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 15th day of June, 2023.

Riverstone Homes ~~LLC~~, a Tennessee Limited Liability Company

By: _____
Leslie Garside Hayes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Leslie Garside Hayes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Riverstone Homes LLC, the within named bargainor, a Tennessee limited liability company, and that he/she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Authorized Agent.

Witness my hand this 15th day of June, 2023.

_____
Notary Signature

Printed Name: _____

My commission expires: _____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024