Karen Johnson Davidson County
Batch# 1036293 DEEDWARR
08/09/2023 10:01:11 AM 2 pgs
Fees: $13.00 Taxes: $1,085.95
20230809-0061689

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P23-6503-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
1st Chance Investments, LLC	NEW OWNER	073-05-0-111.00
(NAME)	(NAME)	
2823 Dickerson Pike		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Three Thousand Five Hundred And No/100 Dollars ($293,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ROCK N' ROLL JESUS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **1ST CHANCE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR 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 Lot No. 5 on the Plan of Riverwood Heights Subdivision of record in Plat Book 1835, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Patrick Daley by Quitclaim deed from Kelly Daley, Successor Trustee of the Beulah Mai Griffith Revocable Living Trust dated October 28, 1998 and as amended on December 4, 2008 and subsequently amended on August 26, 2020 of record in Instrument No. 20220705-0077055 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on July 5, 2022.

Being the same property conveyed to Kelly Daley, Personal Representative of the Estate of Randall Patrick Daley by Quitclaim deed from Kelly Daley, Successor Trustee of the Beulah Mai Griffith Revocable Living Trust dated October 28, 1998 and as amended on December 4, 2008 and subsequently amended on August 26, 2020 of record in Instrument No. 20220705-0077055 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on July 5, 2022.

Being the same property conveyed to Rock N Roll Jesus, LLC, a limited liability company by Warranty deed from Kelly Daley, Personal Representative of the Estate of Randall Patrick Daley of record in Instrument No. 20220826-0096249 Register's Office for Davidson County, Tennessee, dated August 25, 2022 and recorded on August 26, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2309 Shadow lane, Nashville, TN 37216
(House No.) (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 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 3rd day of August, 2023.

Rock N Roll Jesus, LLC

BY: _____
Cynthia Louise Peowski, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Cynthia Louise Peowski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be Sole Member of **Rock N' Roll Jesus, LLC**, the within named bargainor, a Tennessee limited liability company, and that they executed the within instrument for the purposes stated therein by signing the name of the limited liability company by themself as Sole Member.

Witness my hand and official seal this the 3 day of August, 2023.

My Commission Expires: 11-13-24

JACKSON M. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public