THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645003**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me, this 11th day of August, 2023. Notary Public My Commission Expires: 11/2/26

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1040019 DEEDWARR
08/18/2023 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20230818-0064699

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Walkstar LLC 6102 Louisiana Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 02 0 141.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randy Richards, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walkstar LLC, Wyoming Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being the Westerly 35 feet of the Easterly 40 feet of Lot No. 5, Block 10, Map of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 35 feet on the Northerly side of Louisiana Avenue and runs back between parallel lines about 150 feet to an alley.

Being the same property conveyed to Randy Richards, by Special Warranty Deed from First Union National Bank as Trustee of the Amortizing Residential Collateral Mortgage Trust 2000-BC1, of record in Instrument No. 20021111-0138971, in the Register's Office of Davidson County, Tennessee, dated October 25, 2002 and recorded on November 11, 2002.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cherokee Park Subdivision, as recorded in Book 161, Page 75.

This is improved property located at 6102 Louisiana Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of August, 2023.

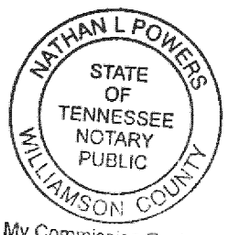
Randy Richards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randy Richards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August, 2023.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **8/11/2023** (date of document).

Affiant Signature

8/11/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **AUGUST**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

