Karen Johnson Davidson County
Batch# 1049745 DEEDWARR
09/14/2023 09 14 50 AM 3 pgs
Fees $18 00 Taxes $466 92
20230914-0072041

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Recovery Community, Inc. 117 Harrington Avenue Madison, TN 37115	New Owner(s)	P/O 052-06-0-085.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-Six Thousand One Hundred Ninety-Five and 00/00 Dollars ($126,195.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROSE LYN NOLAND, an unmarried woman, and a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto RECOVERY COMMUNITY, INC., a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

> LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of First Revision of Lot 1 Re-Subdivision Lots 76 & 77 Madison Heights Section One as shown by plat of record as Instrument No. 20230803-0060242, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> BEING part of the same property conveyed to Rose Lyn Noland, an unmarried woman, by Quitclaim Deed from Rose Lyn Noland, an unmarried woman formerly known as Lyn Noland Rollins and Thomas Edward Rollins, an unmarried man, of record as Instrument No. 20150428-0038036, dated March 23, 2015, said Register's Office.

The Subject Property is unimproved property known as 824 Neely's Bend, Madison, Tennessee 37115. The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all matters appearing on any plan of record, (v) all right of ways, (vi) all matters which may be revealed by survey and/or inspection of the Subject Property, and (vii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds herself and her heirs, successors and assigns, to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned has hereunto set her duly-authorized signature, effective as of the 12th day of September, 2023.

GRANTOR:

Rose Lyn Noland

ROSE LYN NOLAND

STATE OF TENNESSEE)

COUNTY OF ~~SUMNER~~ Davidson AH)

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared ROSE LYN NOLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing her name.

Witness my hand and seal, at Office in ~~Hendersonville,~~ Goodlettsville AH Tennessee, this 12th day of September, 2023.

Amy Hankins

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

STATE OF TENNESSEE)

COUNTY OF ~~SUMNER~~ DAVIDSON AH)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Twenty-Six Thousand One Hundred Ninety-Five and 00/100 Dollars ($126,195.00).

William Dalton Massey Pres.
AFFIANT

Sworn to and subscribed before me, this 12th day of September, 2023.

Amy Hankins
Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024