RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2023

Notary Public
MY COMMISSION EXPIRES:
File No. 23-19674

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

Karen Johnson Davidson County
Batch# 1053988 **DEEDWARR**
09/26/2023 09 41 24 AM 2 pgs
Fees $13 00 Taxes $1,017.50

20230926-0075429

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ratliff Real Estate LLC (NAME)	New Owner (NAME)	071-08-0-326
3007 Jenry Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Dennis Roberson, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ratliff Real Estate 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.

Being Lot No 3 and the northerly 5 feet of Lot No. 2 on the Plan of Section II, Rawls Tract Subdivision, as of record in Book 1424, Page 84, Register's Office for said County

Said Lot 3 and the northerly 5 feet of Lot 2 on the Plan of Section II, Rawls Tract Subdivision, together front 61 7 feet on the east side of Jones Avenue, and run back between lines 150 feet to a dead line, measuring 57 feet thereon.

Being the same property Dennis Roberson by Warranty Deed from Leland D. Watts, married, dated November 11, 2003, and recorded on November 12, 2003, of record in Instrument No. 20031112-0165705, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record

This is not the principal residence of the grantor

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein
The above legal description is the same as that is contained in the previous deed of record

This is improved property, known as 1905 Jones Avenue, Nashville, TN 37207

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 Whenever 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(s) this 22nd day of September, 2023.

Dennis Roberson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2023, before me personally appeared Dennis Roberson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of September, 2023.

RACHEL K DUDLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Signature
My commission expires: 09/23/2025

PREPARED BY:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

AFTER RECORDING RETURN TO: