THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1098819 DEEDWARR
02/07/2024 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,109.63
20240207-0008730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$299,900.00**

Subscribed and sworn to before me this 2nd day of February, 2024.

Notary Public **Affiant**
My Commission Expires: _____

HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s):
Home Made, Inc. 103 Sanitarium Dr **Nashville, TN 37215**	Same as New Owner	**082-07-0-417.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **RAD Real Estate Holdings, LLC, a Tennessee Limited Liability Company**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Home Made, Inc., a Tennessee Corporation**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Millers Addition to Edgefield of record in Plat Book 57, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to RAD Real Estate Holdings, LLC, a Tennessee corporation by Quitclaim Deed from Angela L Crane-Jones, married of record in Instrument No. 20230502-0032554 Register's Office for Davidson County, Tennessee, dated April 01, 2023 and recorded on May 02, 2023. The said RAD Real Estate Holdings, LLC is a registered Tennessee Limited Liability Company and was at the time of the conveyance.

Affidavit of Heirship of record as of January 24, 2023 in Instrument no. 20240124-0004786, Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as: 804 North 5th Street, Nashville, TN 37207

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this 2nd of February, 2024.

Rad Real Estate Holdings, LLC

By: Angela Crane-Jones, Member

By: Roger Jones, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, **Mary Birthright,** a Notary Public of the State and county mentioned, personally appeared **Angela Crane-Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself or himself to be the **Member** (or other officer authorized to execute the instrument) of **RAD Real Estate Holdings, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a company, and that such officer or agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as **Member** (or other authorized officer).

Witness my hand and official seal at Goodlettsville, Tennessee this the 2nd day of February, 2024.

My Commission Expires: _____

NOTARY PUBLIC

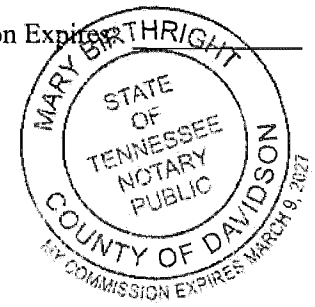
MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 8, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, **Mary Birthright,** a Notary Public of the State and county mentioned, personally appeared **Roger Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself or himself to be the **Member** (or other officer authorized to execute the instrument) of **RAD Real Estate Holdings, LLC a Tennessee Limited Liability Company,** the within named bargainor, a company, and that such officer or agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as **Member** (or other authorized officer).

Witness my hand and official seal at Goodlettsville, Tennessee this the 2nd day of February, 2024.

My Commission Expires: _____



_____
NOTARY PUBLIC

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **February 2, 2024**.

Date

D Hardwick

Affiant Signature

February 7, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026