Karen Johnson Davidson County
Batch# 1106530 DEEDWARR
03/01/2024 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240301-0014403

WARRANTY DEED

Tule River -T23171

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF February, 2024.

(Affix Seal) Notary Public

My Commission Expires: 12/20/27

JOHN DANIEL THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-20-2027

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tule River Homebuyer Earned Equity Agency	NEW OWNERS	049.00-0-295.00
3503 Stevens Lane		
Nashville, TN 37218		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **SOLID INVESTMENTS, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Tule River Homebuyer Earned Equity Agency, Sole Ownership**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the Thirteenth (13th) Civil District of Davidson County, Tennessee, to-wit:

Beginning at an iron pin in the southerly margin of Stevens Lane at the northwesterly corner of the property conveyed to Elizabeth M. Arrington by deed from Howard B. Moore and wife of record in Book 3075, Page 326, Register's Office for Davidson County, Tennessee, and running thence along the southerly margin of Stevens Lane, North 84 degrees 41 minutes West 76 feet to a point; thence southwardly 430 feet, more or less, to an iron pin at the northwesterly corner of the property conveyed to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed from R.B. Beal and wife, of record in Book 2904, Page 39, said Register's Office, the said iron pin being also at the northeasterly corner of the property conveyed to Kentucky-Tennessee Conference Association of Seventh Day Adventists by deed from R.B. Beal and wife, of record in Book 2961, Page 163, said Register's Office; thence along the northerly line of the first mentioned Adventists property of record in Book 2904, Page 39, said Register's Office, North 80 degrees 15 minutes East 125 feet to the southwesterly corner of the property conveyed to Leo Saad by deed from R.B. Beal and wife of record in Book 2991, Page 464, said Register's Office; thence along Saad's westerly line, North 13 degrees west 200 feet to an iron pin at Saad's northwesterly corner, being also the southwesterly corner of the said property conveyed to Elizabeth M. Arrington by deed of record in Book 3075, Page 326, said Register's Office; thence along Arrington's westerly line North 5 degrees 20 minutes East 210.8 feet to the beginning.

Being the same property conveyed to Solid Investments, LLC by deed from Emerald Creek Properties, a general partnership of record in Book 201210300099470, recorded on 10/30/2012, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an agreement for the dedication of a temporary easement for the construction of sanitary sewer and/or drainage improvements to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11397, Page 846, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 3503 Stevens Lane, Nashville, Tennessee 37218 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their heirs 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 my/our hand(s) this 27th day of February, 2024 :

Solid Investments, LLC by Jiles Ritchie, Member

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Jiles Ritchie**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Member** of **Solid Investments, LLC,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Jiles Ritchie** as **Member**.

Witness my/our hand(s) this 27 day of Feb, 2024.

Notary Public

My Commission Expires:_____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 02/27/2024 (date of document).

Affiant Signature

03/01/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-2-26

NOTARY'S SEAL

