Karen Johnson
Batch # 1106593
03/01/2024 03:19:51 PM
Fees: $13.00 Taxes: $6,058.75

Davidson County
DEEDWARR
2 pgs

20240301-0014492

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,637,500.00.

Brandon Rhett Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-C-24-135A

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brandon Rhett Spencer	NEW OWNER	104-01-3-C-001.00CO
(NAME)	(NAME)	
135A 39th Avenue N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), 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, **Richland Building Partners, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brandon Rhett Spencer, single man,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 135 39th Avenue North Townhomes, a Horizontal Property Regime (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210625-0086827, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Richland Building Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 06/01/2021 from Moore Adventures, LLP, a Tennessee Limited Liability Partnership, of record in Instrument No. 20210625-0086826, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters shown on the plat of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210625-0086827, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for SCMs Regulated Residential Infill of record in Instrument No. 20230411-0026501, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 135A 39th Avenue N., Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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. 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.

Effective the 28th day of February, 2024.

Richland Building Partners, LLC, a Tennessee limited liability company

BY: _____
Christopher Barnhizer, as authorized agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid , with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Christopher Barnhizer (or other officer authorized to execute the instrument) of Richland Building Partners, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that as such Member executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself/herself as a Member.

Witness my hand and seal, at office, this 28th day of February, 2024.

_____
Notary Public

My Commission Expires: 8/10/25

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

RETURN TO: