Karen Johnson Davidson County
Batch# 1111362 DEEDWARR
03/14/2024 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $999.00
20240314-0017820

Name and Address of New Owner:
K & B Investment Partners, LLC
3434 Meadowhill Drive
Murfreesboro, TN 37130

Send Tax Statements To:
NEW OWNERS

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-22061210

Map and Parcel: 043 07 0 104.00, 043 07 0 103.00 and 043 07 0 102.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Graham Nichols**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **K & B Investment Partners, LLC**, a Tennessee limited liability company, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Being a portion of the same property convyed to Graham Nichols by Warranty Deed from HomePlacers, LLC, a Tennessee limited liability company dated October 9, 2018 and recorded October 15, 2018, appearing of record in Instrument No. 20181015-0101809, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per survey by J. Bruce Rainey, Surveyor #823, dated 9/28/2017, and known as Job No. 170149 as set forth in Instrument No. 20181015-0101809, 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, and (5) other matters of public record.

This is improved property known as: 354, 358 & 362 on Rio Vista Drive, Madison, TN 37115

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 5th day of March, 2024.

Graham Nichols

State of Tennessee

County of DAVIDSON

Personally appeared before me, Graham Nichols, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th of March, 2024.

Notary Public
My Commission Expires: MAY 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00.

Affiant Signature

Subscribed and sworn to before me, this 5th day of March, 2024.

Notary Public
My Commission Expires: May 7, 2024

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

EXHIBIT "A"

354 Rio Vista Dr. - Parcel 104:

Land in the 9th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 16, 2017 and known as Job No. 170149 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S32°59'19"E 561.89' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive N62°07'42"E passing a witness iron pin set at 96.03' in all 165.00' to the low water mark of the Cumberland River; thence with the said Low water mark S27°52'18"E 50.00' to a point; thence leaving the said River S62°07'42"W passing a witness iron pin at 66.13' in all 164.88' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) N27°53'00"W 50.00' to the point of beginning, containing 0.19 ac more or less.

358 Rio Vista Dr. - Parcel 103:

Land in the 9th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 16, 2017 and known as Job No. 170149 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S33°29'11"E 512.11' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive N62°07'42"E passing a witness iron pin set at 93.83' in all 164.90' to the low water mark of the Cumberland River; thence with the said Low water mark S27°52'18"E 50.00' to a point; thence leaving the said RIver S62°07'42"W passing a witness iron pin at 68.86 in all 164.89' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) N27°53'00"W 50.00' to the point of beginning, containing 0.19 ac more or less.

362 Rio Vista Dr. - Parcel 102:

Land in the 9th Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated March 9, 2018 and known as Job No. 170149 as follows:

Beginning at a point on the easterly margin of Rio Vista Drive, said point of beginning being S34°05'31"E 462.25' from a concrete monument located at the intersection of the southerly margin of Anderson Lane with the (westerly) margin of said Rio Vista Drive; thence leaving the easterly margin of Rio Vista Drive N62°07'42"E 164.92' to the low water mark of the Cumberland River; thence with the said Low water mark S27°52'18"E 50.00' to a point; thence leaving the said River S62°07'42"W 164.92' passing a witness iron pin at 71.07' in all 164.90' to an iron pin set on the easterly margin of the said Rio Vista Drive; thence with Rio Vista Drive (50' ROW) N27°53'00"W 50.00' to the point of beginning, containing 0.19 ac more or less.

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 3/5/24 (date of document).

Affiant Signature

3/14/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of March 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3/15/2025