WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $345,000.00

Christopher D. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 23 DAY OF April, 2024.

Airyale Peterson
Notary Public

AIRYALE PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/8/2025
Airyale Peterson
(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1126574 DEEDWARR
04/24/2024 09:26:43 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20240424-0029452

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Concrete Investments, LLC	Concrete Investments	081-01-0-059
(NAME) 1709 River Drive	(NAME) 5710 Lakemont Dr.	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Christopher D. Richardson, a single man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Concrete Investments LLC, a Tennessee Limited Liability Company , "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 4 on the Plan of Northside Addition, of record in Plat Book 2330, Page 122, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 4 fronts 253.5 feet on the North and Northwesterly side of River Drive, as measured around a curve and runs back between lines 149.0 feet on the west line and 190.3 feet on the North line to a point in the rear, and is more or less in a triangular shape.

Being the same property conveyed to Christopher D. Richardson from Alma A. Hall, unmarried by Warranty Deed on August 28, 2003, of record in Instrument Number 20030902-0126721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☐ property, known as 1709 River Drive, Nashville, TN 37218

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23 day of April, 2024.

Christopher D. Richardson

STATE OF
COUNTY OF

On this 23 day of April, 2024, before me personally appeared Christopher D. Richardson, 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 23 day of April, 2024.

Airyale Peterson
Notary Signature
My commission expires: 9/8/2025

AIRYALE PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY