Karen Johnson Davidson County
Batch# 1132416 DEEDWARRSP
05/08/2024 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $8,287.85
20240508-0033945

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,239,960.15.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/12/2025
(AFFIX SEAL)

George Ziadeh
State of Tennessee
Notary Public
Williamson County

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
James R Booth and Amy E Booth 3205 A Granny White Pike Nashville, TN 37204	NEW OWNER	118-05-1-A-001.00CO

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 considerations, 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 hereby transfer and convey unto **Amy E Booth, and husband, James R Booth**, hereinafter called GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, on the plan of 3205 GRANNY WHITE PIKE 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. 20221116-0122062, 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 Joyce C. Rybolt, Trustee for 1975 Jefferson C. Pennington Trust by Warranty Deed dated 06/17/1986 from Mrs. Inez Brothers Covington of record in Book 6891, Page 648, Register's Office for Davidson County, Tennessee; and further conveyed to Jonathan B. Pennington and Julia K. Pennington, Successor Co-Trustees of the 1975 Jefferson C. Pennington, Jr. Trust by Quitclaim Deed dated 02/15/2000 from Joyce C. Rybolt, Trustee for 1975 Jefferson C. Pennington Trust of record in Instrument No. 20000228-0019052, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to L, LLC, a Tennessee limited liability company by Quitclaim Deed dated 05/17/2005 from Jonathan B. Pennington and Julia K. Pennington, Co-Trustees of the 1975 Jefferson C. Pennington, Jr. Trust of record in Instrument No. 20050524-0058747, as corrected in Instrument No. 20050923-0114724, Register's Office for Davidson County, Tennessee; and further conveyed to Edward P. Lassan and wife, Judy L. Lassan by Quitclaim Deed filed 02/24/2006 from L, LLC, a Tennessee limited liability company of record in Instrument No. 20060224-0021556, as re-recorded in Instrument No. 20060310-0027897, Register's Office for Davidson County, Tennessee; and further conveyed to L, LLC, a Tennessee limited liability company by Quitclaim Deed filed 02/24/2006 from Edward P. Lassan and wife, Judy L. Lassan of record in Instrument No. 20060224-0021559, Register's Office for Davidson County, Tennessee; and further conveyed to Edward P. Lassan and wife, Judy L. Lassan by Quitclaim Deed dated 02/09/2021 from L, LLC, a Tennessee limited liability company of record in Instrument No. 20210212-0020217, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Richland Building Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 11/15/2022 from Edward P. Lassan and Judy L. Lassan,

husband and wife, of record in Instrument No. 20221116-0122061, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Matters shown on plat of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee. (As to Property 3205-A Granny White Pike)

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20221116-0122062, Register's Office for Davidson County, Tennessee.(As to Property 3205-A Granny White Pike)

Restrictive Covenant for Short Term Rental Property of record in Instrument No. 20230516-0036536, Register's Office for Davidson County, Tennessee. (applies to Unit A) (As to Property 3205-A Granny White Pike)

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 conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as 3205 A Granny White Pike, Nashville, TN 37204 and 3415-A Benham Ave, Nashville, TN 37215.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 8th day of May, 2024.

Richland Building Partners, LLC, a Tennessee limited liability company

BY: _____
Donald R. Barrett, Jr.
Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Donald R. Barrett, Jr., with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Authorized Agent (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 as a Member.

Witness my hand and seal, at office, this 8 day of May, 2024.

_____
Notary Public

Printed Name: the undersigned

My Commission Expires: 7/12/2025

George Ziadeh
State of Tennessee Notary Public
Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 8 day of May, 2024.

K. Thomas Sidwell
Date: 5/8/2024

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 8 day of May, 2024.

Notary Public
My Commission Expires: 1-21-26

