WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $576,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

Karen Johnson Davidson County
Batch# 1162649 DEEDWARR
07/25/2024 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,131.20
20240725-0056416

File #24-TC-0570-PARK

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
R & H Partnership	**NEW OWNER**	
(NAME) **757 Armstrong Place**	(NAME)	**114-00-0-188**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

GRACE CHRISTMON, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

R & H PARTNERSHIP, A TENNESSEE PARTNERSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a part of the Old Polly Hugley land situated in Davidson Co., according to an unrecorded survey by Norris H. Hickerson, surveyor, June 23, 1951, said land being described as follows:

Beginning at a point on the Easterly margin of old Hickory Blvd. 140' S. of an iron pin, following said survey; thence Southerly following the Easterly margin of said Old Hickory Blvd. 135' to a point; thence Easterly 530' more or less to a stake in the center of the Old Ezell Rd.; thence Northerly following the center of the said old Ezell Hollow Rd. 201' to a stake; thence Westerly 525' more or less, to the Easterly margin of Old Hickory Blvd., being the point of beginning.

Being the same property conveyed to Joe E. Christmon and wife, Grace Christmon, by Special Warranty Deed from Mid-State Trust II and Mid-State Homes, Inc., of record in Book 8271, Page 720, in the Register's Office of Davidson County, Tennessee, dated January 03, 1991, and recorded on January 08, 1991. The said Joe E. Christmon died on March 24, 1992, leaving Grace Christmon as sole surviving tenant by the entirety.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **570 Old Hickory Boulevard, Nashville, TN 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

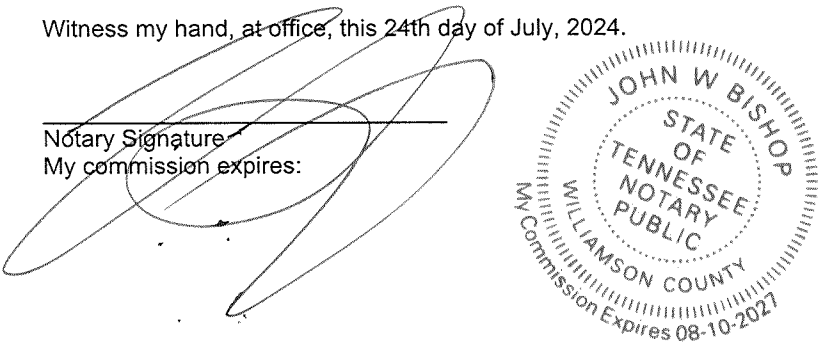
Witness my/our hand(s) this the 24th day of July, 2024.

Grace Christmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of July, 2024, before me personally appeared Grace Christmon, 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 24th day of July, 2024.



Notary Signature
My commission expires:

True Copy Certification

I, John W. Bishop, 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 this the 24 day of July, 2024.

Affiant Signature
Date 7/24/2024

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026