Karen Johnson Davidson County
Batch# 1214823 DEEDWARR
12/11/2024 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20241211-0096326

WARRANTY DEED

KMC-H24261

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF December, 2024.

Notary Public

(Affix Seal)

My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED by and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Top R and A Development, LLC and or assignee	New Owner	071.07-0-029.00
196 Queen Avenue	1818 River Dr	
Nashville, TN 37207	Nashville, TN 37218	

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, I/we, WILLIAM T. MIRES, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TOP R AND A DEVELOPMENT, LLC hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land lying and situated in Davidson County, Tennessee, and being more particularly described as follows:

Being the Westerly 50 feet of Lot No. 104, on the plan of Haynes Oriental Subdivision, of record in Book 161, Page 26 and 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William T. Mires, Jr., unmarried by deed from Charles A. Rowlett, married of record in Instrument No. 200005020043925, recorded on 05/02/2000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants, easements and setback lines that are applicable to the above-described property, and if record, and to all zoning and subdivision restrictions of the appropriate governmental body.

( ) unimproved
This is (X) improved property known as 196 Queen Avenue, Nashville, Tennessee 37207 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 6th day of December, 2024 :

William T. Mires, Jr.

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Angela Hyde, a Notary Public in and for said County and State, the within named WILLIAM T. MIRES, JR., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 6th day of December, 2024.

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/24/28

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 12/6/2024 (date of document).

Affiant Signature

12/11/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 11 day of Dec., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County