WARRANTY DEED

Karen Johnson Davidson County
Batch # 1238125 DEEDWARR
02/18/2025 02 05 08 PM 2 pgs
Fees $13 00 Taxes $814 00

20250218-0011844

W-RP-24-3232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Rhow Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	**059-13-0-012 00**
400 Ewing Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **FREDERICK JUAN LUKE WILSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RHOW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No 117 on the plan of Treppard Heights, Section 7, of record in 2900, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description

Said Lot No 117 fronts 150 feet on the Northwesterly side of Hummingbird Drive and extends back 339 1 feet on the Northeast line and 340 feet on the Southwest line to a deadline in the rear, measuring 101 8 feet thereon

Being the same property conveyed to Frederick Juan Luke Wilson by Quitclaim Deed from Antonio M Baxter of record in Instrument No 202204070040223 Register's Office for Davidson County, Tennessee, dated April 02, 2022 and recorded on April 07, 2022 The herein described property is not now nor ever has been the principal place of residence of the grantor herein

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 13, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2752, Page 213, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3232 Hummingbird Drive, Nashville, Tennessee 37218**

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 12th DAY OF FEBRUARY, 2025

Frederick Juan Luke Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERICK JUAN LUKE WILSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 12th of February, 2025

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212