WARRANTY DEED

Karen Johnson Davidson County
Batch# 320371 DEEDWARR
11/26/2019 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20191126-0122497

State of TN
County of Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 3-5-23
(AFFIX SEAL)

KRISTIN L BROWN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC. 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RDKP General Partnership, a Tennessee general partnership	SAME	03300030000
(NAME)	(NAME)	
730 Middle TN Blvd.		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Atlanta Investment Team, LLC, a Georgia Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RDKP General Partnership, a Tennessee general partnership, comprised of Three Comma Club, Inc. and Kalpana Patel,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 1 on the final plat of a 2 acre portion of the Terry E. Wilkes, Fred Hix and Chad M. Ray property. Said plat being of record in Instrument No. 20180718-0070155 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Atlanta Investment Team, LLC, a Georgia Limited Liability Company by Special Warranty Deed dated July 20, 2018 from Fred Hix, and Chad M. Ray of record in Instrument No. 20180725-0072511 in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 0 Dickerson Pike, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 20th day of November, 2019.

ATLANTA INVESTMENT TEAM, LLC

Moez Hasni
Managing Member

State of GA
County of Fulton

Personally appeared before me, a notary public in and for the state and county aforementioned, Moez Hasni with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Atlanta Investment Team, LLC and that he as such Managing Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Managing Member

WITNESS my hand and seal this 20th day of November, 2019.

Notary Public
My Commission Expires: 4/4/22

CHRISTINE MALOUF NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 04-04-2022

File No.: 23614

True Copy Certification

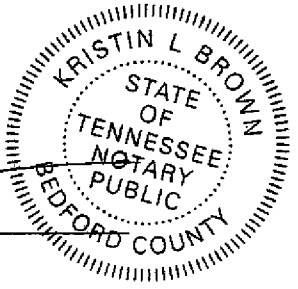
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 3-5-23