Karen Johnson Davidson County
Batch# 377878 DEEDWARR
03/26/2020 02:19:46 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20200326-0033063

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rosario Saya 939 Russell Street, Unit 17 Nashville, TN 37206	New Owner	082160B-301.00CO

THIS INDENTURE, made this 23rd day of March, 2020 between

RLK Investment Partners, L.P., a Mississippi Limited Partnership

of Madison County, Mississippi, hereinafter referred to as **Grantor**, and

Rosario Saya

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 301, on the plan of Russell Street Commons III, as shown of plat of record in Plat Book 6900, Page 375, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to RLK Investment Partners, L.P. by Quitclaim Deed dated 11/10/2008 from Ronald Knellinger of record in Instrument No. 20081124-0114789, and by Warranty Deed dated 4/14/2006 from Brian K. Parnell and wife, Sue Parnell of record in Instrument No. 20060504-0051813, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 939 Russell Street, Unit 17, Nashville, TN 37206

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

RLK Investment Partners, L.P., a Mississippi Limited Partnership

By: RLK Enterprises, LLC, a Mississippi Limited Liability Company, its General Partner

By: _____
Ronald L. Knellinger, Managing Member

STATE OF MS
COUNTY OF Rankin

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ronald L. Knellinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the managing member authorized to execute the instrument of RLK Enterprises, LLC, the within named bargainor, an LLC, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the LLC as managing member.

WITNESS my hand and official seal at office in Flowood, Mississippi on this the 23rd day of March, 2020.

_____
Notary Public
My Commission Expires: 12/6/2021

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 122369 NATOSHA MYERS Commission Expires Dec. 6, 2021 RANKIN COUNTY

STATE OF MS
COUNTY OF Rankin

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $245.000.00.

_____
Affiant

Sworn to and subscribed before me, this 23rd day of March, 2020.

_____
Notary Public
My Commission Expires: 12/6/2021

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 122369 NATOSHA MYERS Commission Expires Dec. 6, 2021 RANKIN COUNTY