Karen Johnson Davidson County
Batch# 383987 DEEDWARR
04/09/2020 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20200409-0037814

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 575,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2020.

Notary Public

COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RK Junior Contracting Services, LLC	New owner	158 11 0A 013.00CO
(NAME)	(NAME)	
555 Marriot Dr. Suite 325		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Kenneth P. Cohen and Darcie Bundy, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RK Junior Contracting Services, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Final Plat of Cambridge Downs Subdivision of record in Instrument No. 20050727-0087930, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth P. Cohen and Darcie Bundy by Deed dated November 4, 2019 from Eswara C. Botta and Lakshmi S. Botta, married couple, recorded November 5, 2019, in Instrument Number 201911050114327, in the Official Records of Davidson County, Tennessee.

This property is for investment purposes only.

Anthony N. Greco executes this instrument as Attorney in Fact on behalf of Kenneth P. Cohen and Darcie Bundy, husband and wife, pursuant to the Power of Attorney recorded in Instrument No. _202004090037813_ Register's Office for Williamson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Edmunds

This is Unimproved property, known as 401 Saint ~~Xxxxxx~~s Court (House Number) (Street) (P.O. Address) Brentwood TN (City or Town) 37027 (Postal Zip)

File No.: 2215-20
Warranty Deed Individual LES rev. 09-2018

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, successors 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, successors 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 our hands this 2nd day of April, 2020.

Kenneth P. Cohen
by Anthony N. Greco, Attorney-In-Fact

Kenneth P. Cohen
By: Anthony N. Greco, Attorney-In-Fact

Darcie Bundy
by Anthony N. Greco, Attorney-in-Fact

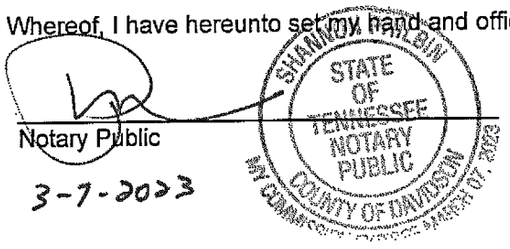
Darcie Bundy
By: Anthony N. Greco, Attorney-in Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Anthony N. Greco with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Kenneth P. Cohen and Darcie Bundy and being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 2nd day of April, 2020.



Notary Public

3-7-2023

Certificate of Authenticity

I, Venikkia Branch, 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 this is a true and correct copy of the original document executed and authenticated according to law

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21