This Instrument Prepared By:
Scott Smith
1100 Azie Morton Road, #1105
Austin, Texas 78704

Karen Johnson Davidson County
Batch# 414334 DEEDWARR
06/15/2020 08:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200615-0060611

T.C.A 67-4-409 (a)(3)(F): Exempt No Consideration Transfer into Revocable Trust

WARRANTY DEED

THIS INDENTURE, made and entered into this 27 day of May, 20 20, by and between **RCL Consulting, LLC**, a Georgia limited liability company, party of the first part, and Scott Royal Smith, Trustee of **the 817 3rd Avenue N Unit 210 Trust,** party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part does hereby convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Unit No. 210, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No. 20080111- 0003637, and amended by Instrument No. 20080609- 0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Commonly known as: **817 3rd Avenue N, Unit 210, Nashville, Tennessee 37201**

BEING the same property conveyed to RCL Consulting, LLC by Deed from Earl Rovelter Sanders and Jo Ann Sanders, dated September 16, 2019, recorded September 18, 2019 in Instrument No. 20190918-0094412, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, Scott Royal Smith, Trustee of the **817 3rd Avenue N Unit 210 Trust,** its heirs and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that **RCL Consulting, LLC** is/are lawfully seized in fee of the aforedescribed real estate; that **RCL Consulting, LLC** has/have a good right to sell and convey the same; that the same is unencumbered, except for: all easements, restrictive covenants and conditions including those located at Minute Book D, page 734; Book 51, page 8; Instrument No. 20080104-0001256; Instrument No. 20080111-0003637; Instrument No. 20080609-0059308; Instrument No. 20050825-0101610; Instrument No. 20061122-0144802; Instrument No. 20050825-0101609 and Instrument No. 20061122-0144834, and all other matters of record, including an items set out on any applicable plat of record.

THE CONSIDERATION for this conveyance is as follows: Zero ($0.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part, the day and year first above written.

RCL Consulting, LLC

Robert E. Lemoine, Manager

STATE OF GEORGIA)
.ss
COUNTY OF Barrow)

Signed and sworn to (or affirmed) before me on May 21 2020 by **Robert E. Lemoine**, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

____Personally Known or

X Produced Identification

Type of ID GADL

Signature of notary public

Stephanie Presley
Name of notary, typed, stamped or printed)

STEPHANIE PRESLEY
Notary Public - State of Georgia
Barrow County
My Commission Expires Apr 17, 2022

Notary Public State of Georgia Stamp/Seal

My commission expires: April 17 2022

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: **817 3rd Avenue N, Unit 210, Nashville, Tennessee 37201**

MAIL TAX NOTICES TO:

817 3rd Avenue N Unit 210 Trust
1100 Azie Morton Road, #1105
Austin, TX 78705

NAME AND ADDRESS OF PROPERTY OWNERS:

817 3rd Avenue N Unit 210 Trust
1100 Azie Morton Road, #1105
Austin, TX 78705

THIS INSTRUMENT PREPARED BY: Scott Smith, 1100 Azie Morton Road, #1105, Austin TX 78705

RETURN TO:
MT#:
TAX PARCEL NO.: **082-13-0E-210.00**
STATE TAX: **$**_____
REGISTER'S FEE: **$**_____
RECORDING FEE: **$**_____
TOTAL: **$**_____

Tennessee Certification of Electronic Document

I, Scott Royal Smith, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Scott Royal Smith

Signature

State of Texas

County of Travis

Personally appeared before me, Crystal Brooks, a notary public for this county and state,
Notary's Name

Scott Royal Smith, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Crystal Brooks

Notary's Signature

MY COMMISSION EXPIRES: 08/10/2022

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
Crystal Lynn Brooks
My Commission Expires
08/10/2022
ID No. 131678549

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).