WARRANTY DEED

Karen Johnson Davidson County
Batch# 464842 DEEDWARR
08/27/2020 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $5,735.00
20200827-0096989

G-TAG-20-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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)
Patrick M. Potempa and Catherine Snyder	Same as owner	
(NAME)	(NAME)	**103-12-0-242-00**
112 Mockingbird Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-1830		
(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, **RYAN P. HUNT, TRUSTEE OF THE RRC TRUST DATED NOVEMBER 6, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK M. POTEMPA AND CATHERINE SNYDER,*** 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:

*- husband and wife

Land in Davidson County, Tennessee, being Lot No. 8 Block A on the Plan of Cherokee Park of record in Plat Book 547, Page 169 and 170, 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 Robert Ryan Chapman and Elizabeth Ann Chapman, husband and wife by Warranty deed from Mellicent Harris (who acquired title as Mellicent Forcum), married of record in Instrument No. 20150605-0052860 Register's Office for Davidson County, Tennessee, dated May 14, 2015 and recorded on June 05, 2015.

Being the same property conveyed to Robert Ryan Chapman by Quitclaim deed from Elizabeth Ann Chapman of record in Instrument No. 20171114-0116723 Register's Office for Davidson County, Tennessee, dated November 06, 2017 and recorded on November 14, 2017.

Being the same property conveyed to Ryan P. Hunt, Trustee of the RRC Trust dated November 6, 2017 by Quitclaim deed from Robert Ryan Chapman of record in Instrument No. 20171201-0122577 Register's Office for Davidson County, Tennessee, dated November 06, 2017 and recorded on December 01, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 169 and 170, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 201712290132410 and 201801030000773 in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 200005310054011, 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: **112 Mockingbird Rd, Nashville, Tennessee 37205-1830**.

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 25th DAY OF AUGUST, 2020.

The RRC Trust dated November 6, 2017

BY: _____
Ryan P. Hunt
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan P. Hunt, Trustee of The RRC Trust dated November 6, 2017 to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th day of August, 2020.

_____
Notary Public

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

My Commission Expires:

Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AGL-20-112

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY