This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $565,000.00.

Affiant

Subscribed and sworn before me this the 17 day of September, 2020.

Notary Public
My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 478340 DEEDWARR
09/18/2020 10:03:30 AM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20200918-0107093

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
MMRFT, LLC 10 Middleton St Nashville, TN 37210	New Owner	093-11-0C 039.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NEW DIRECTION IRA, INC. FBO DAVID ANDREW JAAP IRA, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MMRFT, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Unit No. 39, on the plan of Rutledge House Condominiums, of record in Plat Book 11700, Page 26, Register's Office for said County, reference to which is hereby made for a more complete description and being further established by the Master Deed of record in Book 11687, Pap 739, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to New Direction IRA, Inc. FBO David Andrew Jaap IRA by deed from Robert A. Martin and Robert D. Martin, dated 06/10/2016, of record in Instrument No. 20160602-0055804, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 10 Middleton St, Nashville, TN 37210.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14 day of September, 2020.

New Direction IRA FBO David Andrew Jaap

Read & Approved by David Andrew Jaap IRA

Read and Approved By: David Andrew Jaap, IRA

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Andrew Jaap, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of September, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Witness my hand this the 15th day of September, 2020.

New Direction IRA FBO David Andrew Jaap

Nick Nunu as Authorized Signer for New Direction IRA, Inc. FBO David Andrew Jaap IRA

STATE OF COLORADO
COUNTY OF BOULDER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nick Nunu, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon xxxxx oath acknowledged himself to be the Authorized Signer of the within named bargainor, a IRA, and that he, as such Authorized Signer, executed the foregoing instrument for the purposes therein contained by signing the name of the New Direction IRA by the said Nick Nunu as such Authorized Signer.

Witness my hand and official seal this 15 day of September 2020

My Commission Expires: 8-13-2024

Notary Public

LAURA BRIELS
Notary Public
State of Colorado
Notary ID # 20204028095
My Commission Expires 08-13-2024

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022