Karen Johnson Davidson County
Batch# 543731 DEEDWARR
12/30/2020 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20201230-0154801

WARRANTY DEED
File No.: 2020-0493

Brad Krivensky
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$279,900.00~~ $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-23-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Luis Fernando Maldonado Ramos and Gladys N Rivera Agustin		136 14 180.00
313 Starboard Ct	New owner	
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **RPC Real Properties LLC** has this day bargained and sold and does hereby transfer and convey unto, **Luis Fernando Maldonado Ramos and wife Gladys N Rivera Agustin**, their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Certain real property situate in Davidson County, Tennessee, and described as follows, to-Wit:

Being Lot No. 209 on the Plan of Harbor Gate, Section 2, as shown on plat of record in Plat Book 6250, page 33, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to RPC Real Properties, LLC by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20201015-0120144, Register's Office for Davidson County, Tennessee dated September 30, 2020 and recorded on October 15, 2020.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 313 Starboard Ct, Nashville, TN 37217

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 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 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 22nd day of December, 2020.

RPC Real Properties LLC

BY: member
Curran Scarlata
Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 22 Day of December, 2020

B efore me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared Curran Scarlata, with whom I am personally acquainted, and who, upon oath acknowledged himself to be Member of RPC Real Properties LLC, the within named bargainors, and that they as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as Member.

NOTARY PUBLIC

My Commission expires: 12/18/2021

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)