Karen Johnson Davidson County
Batch# 564615 DEEDWARR
01/29/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210129-0013646

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT210100012

WARRANTY DEED

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 11/27/2023

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Bevis and Nancy Dwyer **2009 Sunnyslope Lane** **Goodlettsville, TN 37072**	~~SAME~~ Guaranteed Rate 4410 N. Ravenswood Ave. Chicago IL 60613	**012-03-0-008.00**

FOR AND IN 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,

RIW Properties, LLC, A Tennessee series limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David R. Bevis and Nancy Dwyer, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND located in Davidson County, Tennessee, being Lot No. 14 on the Plan of Grizzard Manor, Section Two, as of record in Book 4660, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 148.75 feet on the southwesterly margin of Sunnyslope Drive and extends back 352.1 feet on the northwesterly line and 362.4 feet on the southeasterly line to a broken line in the rear measuring 138.5 feet thereon.

BEING the same property conveyed to RIW Properties, LLC, a Tennessee series limited liability company, by Warranty Deed from Michelle Schodroski and Ronald J. Schodroski, Jr., wife and husband, and Ronald J. Schodroski, Sr., a married man, dated 11/10/2020 and recorded 11/12/2020 in Instrument No. 20201112-0133098, Register's Office for Davidson County, Tennessee. ALSO BEING the same property previously conveyed to Michelle Schodroski and Ronald J. Schodroski, Jr., wife and husband, and Ronald J. Schodroski, Sr., a married man, by Warranty Deed from RIW Properties, LLC, dated 11/19/2019 and recorded 12/4/2019 in Instrument No. 20191204-0125000; and previously conveyed to RIW Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, dated 6/24/2019 and recorded 6/26/2019 in Instrument No. 20190626-0061940; and previously conveyed to Music City Financial, LLC, a Texas limited liability company, by Warranty Deed from Mattie Lee Greer Boykin, a married woman, dated 6/24/2019 and recorded 6/25/2019 in Instrument No. 20190625-0061384; and previously conveyed to Gary L. Williams, unmarried, by Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C., dated 9/29/2006 and recorded 10/5/2006 in Instrument No. 20061005-0124038, Register's Office for Davidson County, Tennessee. Pursuant to an Affidavit of Heirship filed in Instrument No. 20190513-0044763, the said Gary L. Williams having since died intestate on 4/23/2019,

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2009 Sunnyslope Lane, Goodlettsville, TN 37072**
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 29th day of January, 2021.

RIW Properties, LLC

BY:_____
Eric Alvarez, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Eric Alvarez with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Member of RIW Properties, LLC the within named bargainor, and corporation, and that he as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Eric Alvarez as such Member.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of January, 2021.

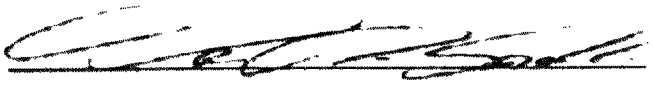
Commission Expires:_____

Notary Public



True Copy Certification

I, Devan P. Spinelli, 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.

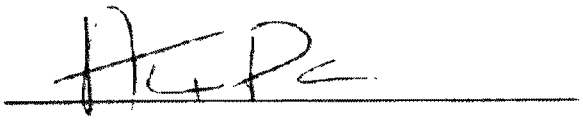


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

