Karen Johnson Davidson County
Batch# 584609 DEEDWARR
03/04/2021 10:47:27 AM 2 pgs
Fees: $13.00 Taxes: $813.63

20210304-0028215

WARRANTY DEED

File No.: 2021-0074

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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).
Lauren E. Schaefer	New Owner	05201014300
521 Forest Park Rd		
Madison, TN 37115		

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, **Lauren E. Schaefer,unmarried** 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 part of Tract No. 9 on the Map o Forest Park Acreage Tracts at Madison, Tennessee, as of record in Book 843, page 45, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a point in the easterly margin of Forest Park Road 65 feet south of the northwest corner of Lot No. 9 being the southwest corner of the property conveyed to Floyd E. Frey (Book 1258, page 17, RODCT) thence along Frey's southerly line easterly 150 feet, more or less, to a point; thence southerly 64 feet, more or less, to the northeast corner of the property conveyed to B.L. Pullam (Book 1077, page 618, RODCT) thence along the line westerly 150 feet, more or less, to the easterly margin of Forest Park Road; thence with the margin of same northerly 65 feet to the point of beginning.

Being the same property conveyed to RPC Real Properties LLC by Warranty Deed from Music City Holdings, LLC of record in Instrument Number 202001210-0144605, Register's Office for Davidson County, Tennessee dated November 25, 2020 and recorded on December 10, 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: 521 Forest Park Rd, Madison, TN 37115

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 2nd day of March, 2021.

RPC Real Properties LLC

BY: _____
Rick Murr, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

March 2, 2021

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared **Rick Murr**, 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

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 12/18/2021

RETURN RECORDED DOCUMENTS TO:

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