WARRANTY DEED

Karen Johnson Davidson County
Batch# 603026 **DEEDWARR**
03/30/2021 02:10:51 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20210330-0041808

O-SB-VRES-21-02658

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 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)
RF Real Estate Investments, LLC	**RF Real Estate Investments, LLC**	
(NAME)	(NAME)	**083-16-0-011.00**
245 South Wildwood Drive	**245 South Wildwood Drive**	
(ADDRESS)	(ADDRESS)	
Branson, MO 65616	**Branson, MO 65616**	
(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, **JACOB L. SCURLOCK, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RF REAL ESTATE INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY** 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:

Land in Davidson County, Tennessee, being Lot No. 261 on the Plan of Fortland Park, Section Three, Addition One of record in Plat Book 3106, Page 88, 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 Jacob L. Scurlock, a single person by Warranty deed from Teddy D. Tollinson, a single person of record in Instrument No. 20140916-0084655 Register's Office for Davidson County, Tennessee, dated August 18, 2014 and recorded on September 16, 2014.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 88, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 445, Book 3345, Page 344 and re-recorded in Book 3372, Page 282, as amended in Book 3431, Page 103, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2658 Barclay Dr, Nashville, Tennessee 37206**.

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 29 DAY OF MARCH, 2021.

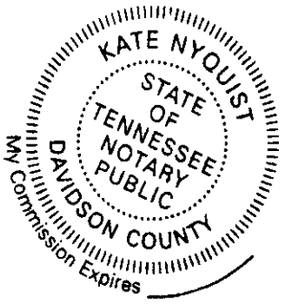
Jacob L. Scurlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB L. SCURLOCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2021.

Notary Public
My Commission Expires: 11/8/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212