Karen Johnson Davidson County
Batch# 615726 DEEDWARR
04/15/2021 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,463.20
20210415-0050285

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 $936,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Edward Foster	Provident Funding Assoc.	
(NAME)	(NAME)	
3131 C Parthenon Ave	1235 N. Dutton Ave. Ste. E	104 02 10 003.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Santa Rosa, CA 95401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **R2I, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK EDWARD FOSTER, AN UNMARRIED MAN,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3 of 3131 Parthenon Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, a Horizontal Property Regime, of record in Instrument Number 20180918-0092419, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to R2I, LLC, a Texas limited liability company, by Quitclaim Deed from Steven R. Mize of record in Instrument No. 20180514-0045980, in the Register's Office of Davidson County, Tennessee, dated May 10, 2018 and recorded on May 14, 2018.

Being part of the same property conveyed to Steven R. Mize, by Quitclaim Deed from R2I, LLC, a Texas limited liability company of record in Instrument No. 20180514-0045979, in the Register's Office of Davidson County, Tennessee, dated May 10, 2018 and recorded on May 14, 2018.

Being part of the same property conveyed to R2I, LLC a Texas limited liability company, by Warranty Deed from Neva N. Graves, Trustee and Lynn Graves Jordan, Trustee for the Neva N. Graves Revocable Living Trust UAD February 17, 1997, as amended October 28, 2014 and Mike Graves and wife, Deborah Graves, of record in Instrument No. 20170221-0017075, in the Register's Office of Davidson County, Tennessee, dated February 16, 2017 and recorded February 21, 2017.

Being part of the same property conveyed to R2I, LLC a Texas limited liability company, by Warranty Deed from Neva N. Graves, individually and as Trustee and Lynn Graves Jordan, Trustee of the Neva N. Graves Revocable Living Trust UAD February 17, 1997 as amended October 28, 2014, and Daniel L. Graves, Trustee and Ilene Graves, Trustee of the Graves Family Trust, a Trust Agreement, UAD September 10, 2003, as amended March 17, 2014, and Michael N. Graves and wife, Deborah A. Graves, of record in Instrument No. Instrument No. 20161213013045 4, in the Register's Office of Davidson County, Tennessee, dated December 2, 2016 and recorded December 13, 2016

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3131 C Parthenon Ave, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 24 day of March, 2021

R2I, LLC

BY: Steven R. Mize SR.

STEVEN R. MIZE, SR., MEMBER

STATE OF Texas
COUNTY OF Collin

Before me, the undersigned notary public of ~~Davidson~~ Collin County, ~~Tennessee~~ Texas, personally appeared Steven R. Mize, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of R2I, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 24 day of March, 20 21.

Commission expires:

DEBRA J MARTIN
COMM. EXPIRES 3-21-2023
NOTARY ID 786293-0

Debra J Martin
Notary Public

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

