Karen Johnson Davidson County
Batch# 615815 DEEDWARR
04/15/2021 11:19:30 AM 7 pgs
Fees: $38.00 Taxes: $1,350.50
20210415-0050399

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **7th day of April, 2021**, by and between party of the first part, **R & A Management, LLC Series B, a Tennessee limited liability company**, and part of the second part, **Nicholas Raymond Wysocki and Kristi Lynn Wysocki, husband and wife.**

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

Lot 655 on the Plan of Avondale Park, Phase 3, Section 1, of record at Instrument No. 20140728-0066971, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to R & A Management, LLC Series B by Quit Claim Deed of record at Instrument No. 20200821-0094403, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same.

This conveyance is made subject to:

1. Davidson County taxes and assessments for the year 2021 will be prorated between the parties as of the date of closing. Taxes and assessments for the year 2021, and subsequent years, not yet due and payable.

2. Subject to all matters shown on the plan of record in Instrument No. 20140728-0066971, said Register's Office for Davidson County, Tennessee.

3. Terms, provision, covenants, conditions, restriction, easements, charges, assessments and liens provided in the Declaration of Covenants,

Conditions and Restrictions of record at Instrument No. 20081203-0117452, as amended at Instrument Nos. 20090331-0028791, 20101223-0102254, 20190313-0023161, in the aforesaid Register's Office, but omitting any covenant, condition or restriction, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

4. Conveyance of Common Area of record at Instrument No. 20170130-0009317, in the aforesaid Register's Office.

5. Subject to the terms and conditions of the Access Easement Agreement of record in Instrument No. 20041207-0145662, in the aforesaid Register's Office.

6. Subject to the terms and conditions of the Transmission Line Easement of record in Instrument No. 20060110-0003857, in the aforesaid Register's Office.

7. Deed to United States of America of record in Book 4118, Page 694; Book 4228, Page 635, in the aforesaid Register's Office.

8. Order to Tennessee Valley Authority in Book 4273, Page 280, in the aforesaid Register's Office.

9. Subject to the terms and conditions of the Harpeth Valley Utilities District Easements of record in Instrument Nos. 20040204-0013639, 20040204-0013640, 20040204-0013641 and20070423-0047722, in the aforesaid Register's Office.

11. Subject to the terms and conditions of the Storm Water Detention Agreements of record at Instrument No. 20060512-0055867, 20070423-0047722, 20090814-0076610, in the aforesaid Register's Office.

12. Subject to the terms and conditions of the Maintenance Agreement for Private Storm Water Management Facilities of record at Instrument No. 20071002-0117293, 20141202-0110280, in the aforesaid Register's Office.

13. Subject to the terms and conditions of the Easement of record in Book 5738, Page 819 and Resolution Regarding Abandonment of Easement Rights of record at Instrument No. 20080826-0087638, in the aforesaid Register's Office.

14. Subject to the terms and conditions of the Permanent Easement Agreement of record in Instrument No. 20090707-0063325, in the aforesaid Register's Office.

15. All matters on Avondale Park Right of Way Dedication of record in Instrument No. 20140722-0064838, in the aforesaid Register's Office.

16. Subject to the terms and conditions of the Easements Deed to U.S. Sprint of record in Instrument No. 201400114-0003778, and Affidavit to provide further information of record in Instrument No. 20140416-

0031703, in the aforesaid Register's Office.

17. Charter of Avondale Park Owners' Association, Inc. of record at Instrument No. 20081203-0117350, in the aforesaid Register's Office.

18. Subject to the terms and condition of the Tennessee Electric Power Company Right of Way Easement of record in Book 787, Page 7, in the aforesaid Register's Office.

19. Subject to the terms and condition of the Easement to United States of America of record in Book 4193, Page 903, in the aforesaid Register's Office.

20. Subject to the terms and conditions of the Water Line Easement of record in Book 5738, Page 832, in the aforesaid Register's Office.

21. Subject to the terms and conditions of the Sewer Line Easement of record in Book 7601, Page 400, in the aforesaid Register's Office.

22. Subject to the terms and conditions of the Water Main Easement of record in Book 1237, page 674, and privilege to build pump house and drain of record in Book 840, Page 540, in the aforesaid Register's Office.

23. Subject to all Easements as stated in Deed of record in Book 10748, page 876, in the aforesaid Register's Office.

24. Subject to the rights of the United States and the State of Tennessee to any land lying below the high-water mark of the Harpeth River.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the 7th day of April, 2021.

R & A Management, LLC Series B

By: Richard J. Gordon, individually and as Member of R & A Management, LLC Series B
Richard J. Gordon, individually and as
Member of R & A Management, LLC Series B

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Subscribed and sworn to before me this 7th day of April, 2021.

Laurie M. Thornton
Notary Public
My Commission Expires:

LAURIE M. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES JUNE 16, 2024

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, **Richard J. Gordon, as Member of R & A Management, LLC Series B,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Member of **R & A Management, LLC Series B, a Tennessee limited liability company,** the within named bargainor, and that he as such officer, executed the foregoing instrument for the purposes therein contained by signing the same of the company by himself as such officer.

Witness my hand and official seal at office this 7th day of April, 2021

Laurie M. Thornton
Notary Public
My commission expires:

LAURIE M. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES JUNE 16, 2024

WITNESS the signature of the said party of the first part the 7th day of April, 2021.

R & A Management, LLC Series B

Angela E Gordon, individually and as

X By: Manager | Member of R+A Management LLC Series B

Angela E. Gordon, individually and as
Manager/Member of R & A Management, LLC Series B

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Subscribed and sworn to before me this 7th day of April, 2021.

Notary Public
My Commission Expires: April 9, 2024

SARA E CRISCIONE
Notary Public - Arizona
Maricopa County
Commission # 577109
My Commission Expires April 9, 2024

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, **Angela E. Gordon, as Manager/Member of R & A Management, LLC Series B,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager/Member of **R & A Management, LLC Series B, a Tennessee limited liability company,** the within named bargainor, and that she as such officer, executed the foregoing instrument for the purposes therein contained by signing the same of the company by herself as such officer.

Witness my hand and official seal at office this 7th day of April, 2021.

Notary Public
My commission expires: April 9, 2024

SARA E CRISCIONE
Notary Public - Arizona
Maricopa County
Commission # 577109
My Commission Expires April 9, 2024

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(FOR RECORDING DATA ONLY)

Property Address:
1628 Brockton Lane
Nashville, TN 37221

Property Owner:
Nicholas Raymond Wysocki
Kristi Lynn Wysocki
1628 Brockton Lane
Nashville, TN 37221

Ward, Block & Parcel Number:
141-050A-655.00

Mail tax bills to:
Nicholas Raymond Wysocki
Kristi Lynn Wysocki
1628 Brockton Lane
Nashville, TN 37221

This instrument prepared by:
Executive Title & Closing Inc.
700 Colonial Road #230
Memphis, TN 38117

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 6th day of April, 2021.

Notary Public

My Commission Expires: 8/22/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Executive Title & Closing, Inc.#:20-21-03357T

True Copy of Certification

I, Seth Dearinger, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Seth Dearinger

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Seth Dearinger, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Emily Crowder, Notary Public

My Commission Expires on 8/2/24

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM