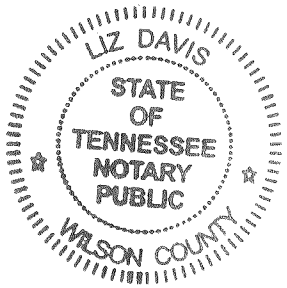
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harrison Kenzie & Dale Investment Group, LLC	Harrison Kenzie & Dale Investment Group, LLC	
(NAME) 102 Medina Court	(NAME) 102 Medina Court	082 14 0A 123.00
(ADDRESS) Georgetown, KY 40324	(ADDRESS) Georgetown, KY 40324	
(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 considerations, the receipt of which is hereby acknowledged, **I Robert Julian Shankle, a single man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Harrison Kenzie & Dale Investment Group, LLC, a Missouri Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 758, as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record in Instrument No. 20051221-0153160; as amended in Instrument No. 20051228-0155671; Instrument No. 20060518-0058640; and Instrument No. 20150402-0029055, Register's Office for said County, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E'" to the Master Deed of record under Instrument No. 20051221-0153160; as amended in Instrument No. 20051228-0155671; Instrument No. 20060518-0058640; and Instrument No. 20150402-0029055, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Robert Julian Shankle by Warranty Deed from Jessica Mae Burnett now known as Jessica Burnett Shippen, married and Deborah Ann Burnett, unmarried, dated 03/07/2016 and recorded 03/03/2016, of record in Instrument 201603030020606, Register's Office for Davidson County, Tennessee.

This Conveyance Subject to: Covenants, conditions, easements and restrictions recorded in Instrument 200512210153160, as amended in Instrument No. 200512280155671, Instrument No. 200605180058640, and Instrument No. 201504020029055, Register's Office for Davidson County, Tennessee. Flowage Easement of

Karen Johnson Davidson County
Batch# 629773 DEEDWARR
05/05/2021 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210505-0060609

202105050060609

record in Book 2303, Page 437, Register's Office for Davidson County, Tennessee. Easement of record in Book 2098, Page 166, Register's Office for Davidson County, Tennessee. Easement of record in Book 2199, Page 537, Register's Office for Davidson County, Tennessee. Easement for sanitary sewer and/or storm drainage of record in Book 11112, Page 881, Register's Office for Davidson County, Tennessee. Agreement for dedication of easement of record in Book 7228, Page 400, Register's Office for Davidson County, Tennessee. Subordination and Non-disturbance Agreement of record in Book 11405, Page 552, Register's Office for Davidson County, Tennessee. Memorandum of Lease with Web Service Company, Inc., of record in in Book 11233, Page 522, Register's Office for Davidson County, Tennessee. By-laws of Riverfront Condominium Owners Association of record in Instrument 200901090002382,
Register's Office for Davidson County, Tennessee. Charter of Riverfront Condominium Owners Association Inc of record in Instrument 200512160151344, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all 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.

unimproved ☐

This is improved ☒ 758 1st Avenue, Nashville, TN 37201

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 30th day of April, 2021.

Robert Julian Shankle By Donna Arrington his atty in fact 4-30-2021

_____ Date:_____

Robert Julian Shankle By Donna Arrington his atty in fact

State of Tennessee
County of Wilson

On this 30th day of April, 2021, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Donna Arrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Robert Julian Shankle, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No.: _202105050060608_____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 30th day of April, 2021.

Liz Davis

Notary Public:
My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1182398
Warranty Deed TN

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

