Karen Johnson Davidson County
Batch# 635014 DEEDWARR
05/13/2021 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20210513-0064483

WARRANTY DEED

File No.: 2021-0151

PATRICIA A. MILLER NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2021.

Patricia A. Miller
Notary Public

MY COMMISSION EXPIRES: 05/23/2023
(AFFIX SEAL)

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).
Infusion Properties, LLC, a Tennessee Limited Liability Company	New Owner	
PO Box 23096		**62 13 34.00**
Nashville, TN 37202		

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, a Tennessee Limited Liability Company** has this day bargained and sold and does hereby transfer and convey unto, **Infusion Properties, LLC, a Tennessee Limited Liability Company**, their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot Number 33, Plan of Cedarwood Estates, Section 1, as shown by Plat of record in Plat Book 4075, pages 62 and 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot Number 33 fronts a total of 140.09 feet on the West side of Cedarmont Drive and extends around a curve to the left 39.77 feet, which runs back 94.15 feet to the North line and 128.05 feet on the South line to a line in the rear which measures 159.19 feet thereon.

Being the same property conveyed to RPC Real Properties, LLC, a Tennessee limited liability company by Warranty Deed from Rosa Pierce, Administrator of the Estate of Jae W. Shim of record in Instrument No. 20210126-0011699, Register's Office for Davidson County, Tennessee dated January 25, 2021 and recorded on January 26, 2021.

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: 329 Cedarmont Dr. Nashville, TN 37211

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 10th day of May, 2021.

RPC Real Properties LLC, a Tennessee Limited Liability Company

BY: _____

STATE OF TENNESSEE
COUNTY OF Rutherford

May 10, 2021

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared Member, with whom I am personally acquainted, and who, upon oath acknowledged himself to be **Member of RPC Real Properties LLC, a Tennessee Limited Liability Company,** 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**.

Patricia A. Miller
NOTARY PUBLIC

My Commission expires 05/23/2023

PATRICIA A. MILLER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

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

True Copy Certification

I, Jamie Mooney, do hereby 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY