THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 667210 **DEEDWARR**
06/29/2021 10:38:12 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20210629-0087920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradly M. Warren	Highlands Residential Mortgage, LTD	MAP
301 Demonbreun Street Unit 815	12001 N Central Expressway, Suite 750	PARCEL 093-06-0A-089.00-CO
Nashville, TN 37201	Dallas, TX 75243	
(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, **RRK Holdings, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradly M. Warren and Cathy Jo Warren, husband and wife**

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 condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 815 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to RRK Investments LLC, a Tennessee limited liability company by Warranty deed from Adrianne Simonetti, married and Seab Tuck, III, married of record in Instrument No. 20180725-0072584 Register's Office for Davidson County, Tennessee, dated July 17, 2018 and recorded on July 25, 2018.

Being the same property conveyed to RRK Holdings, LLC, a Tennessee limited liability company by Quitclaim deed from RRK Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20180814-0080215 Register's Office for Davidson County, Tennessee, dated August 13, 2018 and recorded on August 14, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **301 Demonbreun Street Unit 815, Nashville, TN 37201.**

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 ___ hand( ) this the _____ day of June, 2021.

RRK Holdings, LLC, a Tennessee Limited Liability Company

BY: _____ Member
Margarietha L. Klein

ITS: Member

BY: _____ MEMBER
Ronald J. Klein, Jr.

ITS: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared **Margarietha L. Klein**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member of the maker, **RRK Holdings, LLC, a Tennessee Limited Liability Company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 25th day of June, 2021.

My Commission expires 10-2-2023

_____
Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared **Ronald J. Klein, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of the maker, **RRK Holdings, LLC, a Tennessee Limited Liability Company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 25th day of June, 2021.

My Commission expires 10-2-2023

_____
Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY