WARRANTY DEED

Karen Johnson Davidson County
Batch# 683598 DEEDWARR
07/26/2021 01:11:30 PM 2 pgs
Fees: $13.00 Taxes: $2,349.13
20210726-0099987

W-RHL-21-1722B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $634,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-13-25 (AFFIX SEAL)

CARRIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
NGA Properties, LLC, a Florida limited liability company	NGA Properties, LLC	
(NAME)	(NAME)	
1722 B Nassau Street	P.O. Box 60606	**081-08-3S-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Pensacola, FL 32503	
(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 consideration, the receipt of which is hereby acknowledged, **ROCK HOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NGA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1722 Nassau Street of record as Instrument No. 20191112-0116138 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to New Level, LLC, a Tennessee Limited Liability Company by Warranty deed from Brenda Rickman Vantrease of record in Instrument No. 20151231-0131610 Register's Office for Davidson County, Tennessee, dated December 03, 2015 and recorded on December 31, 2015. (Value or consideration as shown in aforementioned deed $95,000.00.)

Being a portion of the same property conveyed to Rock Home, LLC by Quitclaim deed from New Level, LLC of record in Instrument No. 20191018-0107047 Register's Office for Davidson County, Tennessee, dated September 03, 2019 and recorded on October 18, 2019.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 9, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20191112-0116138, Register's Office for Davidson County, Tennessee,
- Charter of record in Instrument Number 20191119-0119422, in the Register's Office for Davidson County, Tennessee.
- Order for Demolition or Removal of Structure of record in Instrument Number 20190828-0086966, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1722 B Nassau Street, Nashville, Tennessee 37208**.

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), their heirs and 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), 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/our hand(s) this the 20th DAY OF JULY, 2021.

Rock Home, LLC, a Tennessee limited liability company

BY: _____
Michael Matthews
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL MATTHEWS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ROCK HOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 20, 2021.

_____
Signature
July 20, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this July 20, 2021.

_____
Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025