WARRANTY DEED

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

DM-AR-21-58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $608,888.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 686595 **DEEDWARR**
07/29/2021 02:20:30 PM 2 pgs
Fees: $13.00 Taxes: $2,252.89

20210729-0102323

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Johnson Wong and Thais Coleman	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**091 13 0 532.00**
58 Twin Street	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Indian Land, SC 29707**	
(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, **RDM INVESTMENTS, 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 **JOHNSON WONG, AN UNMARRIED MAN, AND THAIS COLEMAN, AN UNMARRIED WOMAN,** 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 Lot No. 129 on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, in the Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to RDM Investments LLC, by Quitclaim Deed from Barry Rigby, of record in Instrument No. 20191023-0108883, in the Register's Office of Davidson County, Tennessee, dated October 23, 2019 and recorded on October 23, 2019.

Being the same property conveyed to Barry Rigby, by Warranty Deed from IRA Innovations LLC fbo Christopher Marchetti IRA, of record in Instrument No. 20191011-0104611, in the Register's Office of Davidson County, Tennessee, dated October 7, 2019 and recorded on October 11, 2019.

Being part of the same property conveyed to IRA Innovations LLC, fbo Christopher Marchetti IRA, by Warranty Deed from Car Investments, a Tennessee partnership, of record in Instrument No. 20171206-0124372, in the Register's Office of Davidson County, Tennessee, dated November 30, 2017 and recorded on December 6, 2017, and corrected by Deed of Correction of record in Instrument No. 20180301-0019459, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Nashville Heights, as recorded in Plat Book 332, Page(s) 127.
- Taxes for the year 2021, a lien not yet due and payable.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1312, Page 279.
- Easement for Public Right-of-Way, recorded in Instrument No. 20200610-0059444.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **58 Twin Street, Nashville, Tennessee 37209**.

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 23rd DAY OF JULY, 2021.

RDM Investments, LLC, a Tennessee Limited Liability Company

BY: _____
Barry Rigby
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BARRY RIGBY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of RDM INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 23rd of July, 2021.

_____
Notary Public
My Commission Expires: 5/5/25
(SEAL)

ROCCO J. MARCELLO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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