THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210836801

Karen Johnson Davidson County
Batch# 702389 **DEEDWARR**
08/23/2021 10:32:20 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210823-0113398

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of August, 2021.

Notary Public
My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wynona D. Dunn 212 Belclaire Place Nashville TN 37205	New Owner	Tax Parcel ID No. 172 15 0 D 001.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RBP, LLC, a Tennessee limited liability company and Superior Custom Framing, LLC, a Tennessee Limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wynona D. Dunn**, ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 123 Holt Hills Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 123 Holt Hills Townhomes, a Horizontal Property Regime, of record in Instrument Number 20210309-0031002, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to RBP, LLC, a Tennessee limited liability company and Superior Custom Framing, LLC, a Tennessee Limited liability company, by Warranty Deed from Pauline E. Roberts, unmarried person, of record in Instrument Number 20210210-0019362, in the Register's Office for Davidson County, Tennessee, dated February 9, 2021 and recorded on February 10, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lot 21, Section Two-A and Revision to Lot 1, Section Four, Holt Hills, as recorded in Plat Book 9700, Page(s) 541.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210309-0031002.

This is improved property located at 123 Holt Hills Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2021.

Superior Custom Framing, LLC

BY: Erick Gonzalez, Sole Member

RBP, LLC

BY: Randall Austin Rogers, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erick Gonzalez, with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of Superior Custom Framing, LLC a Tennessee limited liability company, the within named Sole Member, and that they as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand, at office, this 19th day of August, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randall Austin Rogers, with whom I am personally acquainted, and who acknowledged himself to be the Sole Member of RBP, LLC a Tennessee limited liability company, the within named Sole Member, and that they as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Sole Member.

Witness my hand, at office, this 19th day of August, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021