Karen Johnson Davidson County
Batch# 725084 DEEDWARR
09/28/2021 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20210928-0129952

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-

(AFFIX SEAL) LISA M. ROSADO STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 17, 2024

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| RLG GROUP LLC | RLG Group LLC | 104-8 |
| | (NAME) | |
| 1225 17th Avenue South | 1225 17th Ave. So. | 213.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37212 | Nashville, TN 37212 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBERT WAYNE EGGERS AND JULIA SUE EGGERS, TRUSTEES OF THE EGGERS FAMILY INTER VIVOS TRUST , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RLG GROUP LLC, hereinafter called the Grantees, their heirs 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. 12 and the northerly 5 feet of Lot No. 11 on the Map of the Subdivision of Lot No. 34 in O. B. Hayes Rokeby Addition as of record in Book 146, page 266, Register's Office for said County.

Said Lot No. 12 and the northerly part of Lot No. 11 front together 60 feet on the westerly side of 17th Avenue South, formerly Addison Street, and run back between parallel lines, 156 ½ feet to an alley.

Being the same property conveyed to Robert W. Eggers and wife Julia K. Eggers by warranty deed from Sarah H. Walker, Trustee, of record at Book 9133, Page 586, said Register's Office, and subsequently quitclaimed by Robert W. Eggers and wife Julia K. Eggers to Eggers Family Inter Vivos Trust by instrument of record as Instrument 20150413-0032482, said Register's Office. Julia K. Eggers and Julia Sue Eggers are the same person.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1225 17th Avenue South, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 23rd day of September, 2021.

# WARRANTY DEED
(Continued)

Eggers Family Inter Vivos Trust

Robert Wayne Eggers, Trustee

Julia Sue Eggers, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert W. Eggers and Julia, Sue Eggers, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~7th day of October~~ 23rd of September, 2021. (DLW)

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

## Tennessee Certification of Electronic Document

I, MB Murfree IV, 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 9-23-21 (date of document).

MB Murfree IV
Affiant Signature

9-23-21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 24th day of Sept., 2021.

Notary's Signature

My Commission Expires: 3-17-24

Notary's Seal:

