Karen Johnson Davidson County
Batch# 730915 DEEDWARR
10/06/2021 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,779.70
20211006-0134233

WARRANTY DEED

MICHELLE M. LOCKE * NOTARY PUBLIC * STATE OF TENNESSEE * WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,000.00

Martha B Reagan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021

Michelle M Locke
Notary Public

MY COMMISSION EXPIRES: 9/14/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
R&M Investment, LLC, a Colorado Limited Liability Company	New Owner	082-14-0A-095.00-CO
(NAME)	(NAME)	
950 1st Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20212166

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, I/we, **Nevarez-Smith Investments, LLCan Oklahoma limited liability company** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **R&M Investment, LLC, a Colorado Limited Liability Company,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 950 as specified on the Plat shown in Master Deed, on the Plan of Riverfront Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, in Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitations by By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, reference is hereby made to the Plan of Riverfront Condominiums for placement of Units, as shown in Exhibit E to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671 to the Second Amendment to the Master Deed of record in Instrument No. 20060518-0058640 as amended as Instrument No. 20090109-0002382, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Nevarez-Smith Investments, LLC by Warranty Deed from Darin Williams and wife, Emily B. Williams, dated October 31, 2018 and filed of record in Instrument No. 20181105-0109608, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Riverfront Condominiums and filed of record in Instrument No. 20051221-0153160; Instrument No. 20051226-0155671; Instrument No. 20060518-0058640; Instrument No. 20101129-0094655; 20150402-0029055 and 20090109-0002382, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also subject to the following:

A flowage easement appearing of record in Book 2303, page 437 and Book 21299, page 537, Register's Office for said County.
Easements appearing of record in Book 2098, page 166 and Minute Book 55, page 468, Register's Office for said County.
An agreement for dedication of easement appearing of record in Book 7228, page 400, Register's Office for said County.
A Comcast easement appearing of record in Instrument No. 20160301-0019392, Register's Office for said County.
Memorandum of Lease, appearing of record in Book 11233, page 522, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 950 1st Avenue North, Nashville, TN 37201
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of September, 2021

Nevarez-Smith Investments, LLC

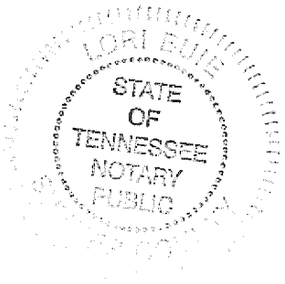
BY: _____
Lori L. Nevarez, Authorized Signor

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Lori L. Nevarez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Authorized Signor (or other officer authorized to execute the instrument) of Nevarez-Smith Investments, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Signor (or other authorized officer).

Witness my hand, at office, this 30th of September, 2021.

_____
Notary Public
My Commission Expires: 8/21/23



Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 09-30-2021 (date of document).

Affiant Signature

09-30-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suazo
State of Tennessee Notary Public
Davidson County