Karen Johnson Davidson County
Batch# 767360 DEEDWARR
12/03/2021 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20211203-0160634

WARRANTY DEED

File No. AT-21-1481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4/30/22

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. McCaskill, III	NEW OWNER	
(NAME)	(NAME)	
740 1st Avenue North	4414 CHALKSHORE DR. UNIT 112	082-14-0A-114.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	RAPID CITY, SD 57701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Riverfront Rentals LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. McCaskill, III, unmarried**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real property located in Davidson County, Tennessee and more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 740 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-155671, 200605 18-0058640, 20090109-0002382 and 20150402-0029055 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws 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 on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, 20060518-0058640, 20090109-0002382 and 20150402-0029055, said Register's Office for a more complete identification and description of said Unit.
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Being the same property conveyed to Tammy Ross Roberts and Kenneth Franklin Roberts by Warranty deed from Thomas Joseph Derrick, Jr. and Judy Lynn Derrick, a married couple of record in Instrument No. 20170801-0077902 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 01, 2017.

Being the same property conveyed to Riverfront Rentals, LLC, a Tennessee limited liability company by Quitclaim deed from Tammy Ross Roberts and Kenneth Franklin Roberts of record in Instrument No. 20180928-0096099 Register's Office for Davidson County, Tennessee, dated August 20, 2018 and recorded on September 28, 2018.

Being also known as 740 1st Avenue North 740 Nashville, Tennessee 37201.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 19th day of November, 2021.

Riverfront Rentals LLC, a Tennessee Limited Liability Company

By: Tammy Ross Roberts
Tammy Ross Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary of the state and county mentioned, personally appeared Tammy Ross Roberts, 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 Authorized Agent of Riverfront Rentals LLC, the within named bargainor, a Limited Liability Company, and that such Tammy Ross Roberts as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of November, 2021.

Leslie Garside
Notary Signature

Printed Name: Leslie Garside

My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 November 19, 2021.

Date

Affiant Signature

12/1/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON