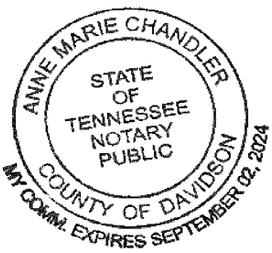
Karen Johnson Davidson County
Batch# 772402 DEEDWARR
12/13/2021 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20211213-0164416

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $980,000.00. Affiant Subscribed and sworn to before me, this the 8th day of December, 2021. Notary Public My commission expires: 09|02|2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
1022 Wedgewood, LLC	New Owner(s)	105-09-2E-004.00-CO
12011 San Vicente Blvd. Ste. 405		
Los Angeles, CA 90049		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RC WEDGEWOOD LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1022 WEDGEWOOD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit D, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Row at Beverlywood, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160406-0033120 and being shown on Plat attached thereto as Exhibit "C', in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nye Holdings LLC, a Tennessee limited liability company by Warranty deed from Wedge Properties, a Tennessee general partnership of record in Instrument No. 20180608-0055151 Register's Office for Davidson County, Tennessee, dated June 07, 2018 and recorded on June 08, 2018.

Being the same property conveyed to Roger Conrad, a single man by Warranty deed from Nye Holdings, LLC, a Tennessee limited Liability Company of record in Instrument No. 20210601-0073112 Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on June 01, 2021.

Being the same property conveyed to RC Wedgewood LLC, a Tennessee Limited Liability Company by Quitclaim deed from Roger Conrad, a single man of record in Instrument No. 20210708-0092441 Register's Office for Davidson County, Tennessee, dated July 02, 2021 and recorded on July 08, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1022 Wedgewood Avenue, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of December, 2021.

RC Wedgewood LLC, a Tennessee Limited Liability Company

By: Ella Conrad
Ella Conrad, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ella Conrad, Authorized Representative, 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 the Authorized Representative of RC Wedgewood LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2021.

Notary Public

My Commission Expires: 5-2-22



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 12/9/2021 (date ~~of document~~).

Affiant Signature

12/9/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9th day of December, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025