WARRANTY DEED

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

J-BR-21-335A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler Ybarra and Chad Ybarra	New Owner	
(NAME) 15882 Mandalay Road	(NAME)	**105 16 0O 001.00**
(ADDRESS) Santa Clarita, CA 91387	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RLP CONSTRUCTION, LLC, A TENNESEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER YBARRA, A MARRIED MAN, AND CHAD YBARRA, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Residences at 335 Vivelle, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Residences at 335 Vivelle, a Horizontal Property Regime, of record in Instrument No. 20200212-0016224, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to RLP Construction, LLC, a Tennessee limited liability company, by Warranty Deed from Perkins Management, LLC, a Tennessee limited liability company, of record in Instrument No. 20200102-0000573, in the Register's Office of Davidson County, Tennessee, dated December 30, 2019 and recorded on January 2, 2020.

This conveyance is subject to:
- Taxes for 2022 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of the Jane Watkins Tract, as recorded in Plat Book 2, Page(s) 108.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200212-0016224.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **335 A Vivelle Ave, Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 802801 **DEEDWARR**
02/09/2022 12:06:30 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20220209-0015025

Witness my/our hand(s) this the 3rd DAY OF FEBRUARY, 2022.

RLP Construction, LLC

BY: _____
Reed L. Pond
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SKIP L POND, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of RLP CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of February, 2022.

_____
Notary Public
My Commission Expires: 6-23-2025
(SEAL)

SHELBY R. STONE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 6-23-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212