THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220139054

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 1st day of March, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 813902 DEEDWARR
03/02/2022 01:23:58 PM 2 pgs
Fees: $13.00 Taxes: $3,626.00

20220302-0023768

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Terry Paden and Kagney Leigh Paden 3612 Belmont Boulevard Nashville TN 37215	New Owner	Tax Parcel ID No. 117-16-0-028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RER Partnership, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Terry Paden and Kagney Leigh Paden, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 2, on the Plan of Resubdivision Lots 35 and 36, Block M, Maplehurst as recorded in Book 843, Pages 22 and 23, R.O.D.C., TN, as shown by plat appearing of record in Book 6050, Page 585, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to RER PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from KENNETH J. GRANT AND ROBIN L. GRANT, HUSBAND AND WIFE, of record in Instrument No. 2016119-0132887, dated December 16, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 117-16-0-028.00.

Matters shown on the Plan of record in Book 843, pages 22 and 23 and in Book 6050, page 585, said Register's Office.

This is improved property located at 3612 Belmont Boulevard Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2022.

RER Partnership

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, RER Partnership, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2022.

Notary Public

My Commission Expires: _____