Karen Johnson Davidson County
Batch# 822284 DEEDWARR
03/15/2022 08:21:49 AM 6 pgs
Fees: $33.00 Taxes: $2,146.00
20220315-0029756

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **8th day of March, 2022**, by and between party of the first part, **R & A Management, LLC Series C, a Tennessee limited liability company**, and part of the second part, **Regina Hodge and Joshua Bryan Hodge,** Wife and Husband.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee:**

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Final Plat of Avondale Park, Phase 1, Section 1B, of record I Plat at Instrument No. 20120321-0024110, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to R & A Management, LLC Series C by Quit Claim Deed of record at Instrument No. 20200821-0094404, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same.

This conveyance is made subject to:

1. Davidson County taxes and assessments for the year 2022 will be prorated between the parties as of the date of closing. Taxes and assessments for the year 2022, and subsequent years, not yet due and payable.

2. Subject to all matters shown on the plan of record in Instrument No. 20120321-0024110, said Register's Office for Davidson County, Tennessee.

3. Terms, provision, covenants, conditions, restriction, easements,

charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20081203-0117452, as amended at Instrument Nos. 20090331-0028791, 20101223-0102254, in the aforesaid Register's Office, but omitting any covenant, condition or restriction, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

4. Open Space for HOA of record at Instrument No. 20170130-0009317, in the aforesaid Register's Office.

5. Agreement for Dedication of Ingress/Egress Easement Agreement of record in Instrument No. 20080701-0067905 and Instrument No. 20080701-0067906, in the aforesaid Register's Office.

6. Transmission Line Easement of record in Instrument No. 20060110-0003857, in the aforesaid Register's Office.

7. Deed to United States of America of record in Book 4118, Page 694; Book 4228, Page 635, in the aforesaid Register's Office.

8. Order to Tennessee Valley Authority in Book 4273, Page 280, in the aforesaid Register's Office.

9. Easement to Harpeth Valley Utilities District of record in Instrument Nos. 20040204-0013640 and 20040204-0013641, in the aforesaid Register's Office.

11. Storm Water Detention Agreement of record at Instrument No. 20060512-0055867, in the aforesaid Register's Office.

12. Inspection & Maintenance Agreement for Private Storm Water Management Facilities of record at Instrument No. 20071002-0117293, in the aforesaid Register's Office.

13. Water Line Easement of record in Book 5738, Page 819 and Resolution Regarding Abandonment of Easement Rights of record at Instrument No. 20080826-0087638, in the aforesaid Register's Office.

14. Subject to the terms and conditions of the Permanent Easement Agreement of record in Instrument No. 20090707-0063325, in the aforesaid Register's Office.

15. All matters on Avondale Park Right of Way Dedication of record in Instrument No. 20140722-0064838, in the aforesaid Register's Office.

16. Subject to the terms and conditions of the Easements Deed to U.S. Sprint of record in Instrument No. 201400114-0003778, and Affidavit to provide further information of record in Instrument No. 20140416-0031703, in the aforesaid Register's Office.

17. Charter of Avondale Park Owners' Association, Inc. of record at Instrument No. 20081203-0117350, in the aforesaid Register's Office.

18. Subject to the terms and condition of the Tennessee Electric Power Company Right of Way Easement of record in Book 787, Page 7, in the aforesaid Register's Office.

19. Subject to the terms and condition of the Easement to United States of America of record in Book 4193, Page 903, in the aforesaid Register's Office.

20. Easement for Water Line of record in Book 5738, Page 832, in the aforesaid Register's Office.

21. Easement for Sewer Line of record in Book 7601, Page 400, in the aforesaid Register's Office.

22. Easement for Water Main of record in Book 1237, page 674, in the aforesaid Register's Office.

23. Subject to all Easements as stated in Deed of record in Book 10748, page 876, in the aforesaid Register's Office.

24. Access Easement of record in Instrument No. 20041207-0145662, in the aforesaid Register's Office.

25. Restrictions of record as Instrument No. 20020821-0100879 in the Register's Office for Davidson County, Tennessee, but omitting an restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or b) relates to Handicap but does not discriminate against handicapped person.

26. Right of Way as shown on Plat of record in Book 4300, Page 49, in the aforesaid Register's Office.

27. Advertising space lease of record in Book 6078, Page 619, in the aforesaid Register's Office.

28. Memorandum of lease of record in Book 10023, Page 638, in the aforesaid Register's Office.

29. Permanent Easement Agreement of record in Instrument No. 20090707-0063325, in the aforesaid Register's Office.

30. Easement to Harpeth Valley Utilities District of record in instrument No. 20040204-0013639, in aforesaid Register's Office.

31. Restrictions of record as Instrument No. 20130722-0075440 in the Register's Office for Davidson County, Tennessee, but omitting an restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code,

or)b) relates to Handicap but does not discriminate against handicapped person.

32. Subject to rights of others in and to the common areas and/or elements.

33. Subject to the rights of the United States and the State of Tennessee to any land lying below the high-water mark of the Harpeth River.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

See next page for signatures and notary acknowledgement

WITNESS the signature of the said party of the first part the 08th day of March, 2022.

R & A Management, LLC Series C

By: Richard J. Gordon
Richard J. Gordon, individually and as Member of R & A Management, LLC Series C

By: Angela E Gordon
Angela E. Gordon, individually and as Member of R & A Management, LLC Series C

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STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, **Richard J. Gordon and Angela E. Gordon, as Members of R & A Management, LLC Series C**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager/Member of **R & A Management, LLC Series C, a Tennessee limited liability company**, the within named bargainor, and that they as such officers, executed the foregoing instrument for the purposes therein contained by signing the same of the company by themselves as such officers.

Witness my hand and official seal at office this 08th day of March, 2022.

Paula L Lodge
Notary Public
My commission expires: 7-17-24

PAULA L LODGE
Notary Public - Arizona
Maricopa County
Commission # 585658
My Comm. Expires Jul 17, 2024

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(FOR RECORDING DATA ONLY)

Property Address:
1044 Nunnery Ln
Nashville, TN 37221

Property Owner:
Regina Hodge et vir
1044 Nunnery Lane
Nashville, TN 37221

Ward, Block & Parcel Number:
141-05-0A-012.00

Mail tax bills to:
new owner

This instrument prepared by:
Executive Title & Closing Inc.
700 Colonial Road #230
Memphis, TN 38117

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $580,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard T. Gordon and Angela E. Gordon as Individuals and Members
Affiant

Subscribed and sworn to before me this the 08th day of March, 2022.

Notary Public

My Commission Expires: 7-17-24

PAULA L LODGE
Notary Public - Arizona
Maricopa County
Commission # 585658
My Comm. Expires Jul 17, 2024

Return to:
[illegible] Escrow, LLC
[illegible] Avenue South
[illegible] 37212
G-VRES-22-1044

Executive Title & Closing, Inc.#:22-01147T