WARRANTY DEED

Karen Johnson Davidson County
Batch# 832019 DEEDWARR
03/30/2022 03:47:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220330-0037126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Maximum principal Indebtedness for Tennessee recording tax purposes is $200,000.00 of which was previously paid in Instrument No. 20210823-0113398.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF Feb, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-3-2025

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wynona D. Dunn	New Owner	
(NAME)	(NAME)	172 15 0 D 001.00CO
212 Belclaire Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **RBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND SUPERIOR CUSTOM FRAMING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WYNONA D. DUNN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 6 on the Plan of Subdivision of Lot 21 Section Two-A And Revision of Lot 1, Section Four, Holt Hills of record in Plat Book 9700, Page 541, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being of the same property conveyed to RBP, LLC, a Tennessee limited liability company and Superior Custom Framing, LLC, a Tennessee limited liability company, by Warranty Deed from Pauline E. Roberts, unmarried person, recorded on the 10th day of February 2021 of record in Instrument No. 20210210-0019362 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 123 Holt Hills Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

RBP, LLC

BY: Randall Austin Rogers, Sole Member

Superior Custom Framing, LLC

BY: Erick Gonzalez, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Randall Austin Rogers, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Sole Member of RBP, LLC the within named bargainor, a limited liability company, and that he as Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

WITNESS my hand, at office, this 14th day of February, 2022.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Erick Gonzalez, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Sole Member of Superior Custom Framing, LLC the within named bargainor, a limited liability company, and that he as Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

WITNESS my hand, at office, this 14th day of February, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

My Commission Expires: _____