Record + Return
→ WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Lonesome Ten Miles, LLC
1919 Division St
Nashville, Tennessee 37203

SEND TAX BILL TO:
Owner

MORTGAGEE:
R&RR Properties, LLC
361 Windhaven Bay
Mt Juliet, TN 37122

MAP 09-216
GROUP
PARCEL 0253.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **R&RR Properties, LLC, a Tennessee limited liability company, ,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Lonesome Ten Miles, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Parcel 1

Land in Davidson County, Tennessee, being Lot No. 220 on the Plan of O. B. Hayes 2nd Plan, as of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee.

Said Lot No. 220 fronts 50 feet on the easterly side of Division Street and runs back between parallel lines, 150 feet to an alley.

Parcel 2

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of O.B. Hayes Second Plan of Small Lots of record in Plat Book 1, page 81, Chancery Court, Davidson County, Tennessee.

Said Lot No. 219 fronts 50 feet on the southerly side of Division Street and runs back between lin 145 feet, more or less, to an alley.

Being the same property conveyed to R&RR Properties, LLC, a Tennessee limited liability company by deed dated June 30, 2014 from June C Pearson, Thomas Franklin Pearson and Linda Lee Crookes, as Co-Trustees of The Charles F. Pearson

Karen Johnson Davidson County
Batch# 861507 DEEDWARR
05/24/2022 10:24:54 AM 3 pgs
Fees: $18.00 Taxes: $25,900.00
20220524-0060016

Family Trust of record in Instrument no. 20140702-0058254, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **1919 Division St, Nashville, Tennessee 37203.**

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, its successors and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

WITNESS my hand this the **18th** day of **May, 2022.**

R&RR Properties, LLC, a Tennessee limited liability company

By: Rhonda Russell

Rhonda Russell, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Rhonda Russell** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Managing Member** of **R&RR Properties, LLC, a Tennessee limited liability company**, the within named bargainor, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of May, 2022.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 6/21/2025

THOMAS I. BOTTORFF NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

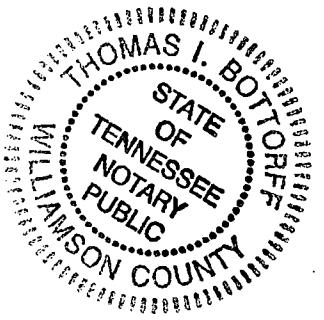
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $7,000,000.00.

Mary Jo Hartz
AFFIANT

Subscribed and sworn to before me on this 18th day of May, 2022.

Thomas I. Bottorff
NOTARY PUBLIC



My Commission Expires:

File #22-9608