Karen Johnson Davidson County
Batch# 867619 DEEDWARR
06/06/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220606-0064688

WARRANTY DEED

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Octavious Davis	same	
(NAME) 3030 Indiana Ave.	(NAME)	09209009700
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **RK Junior Contracting Services LLC** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Octavious Davis, an Unmarried Man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of G.E. Jackson's Subdivision of the Marable Lot of record in Plat Book 161, Page 86, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 26 fronts 39 feet on the Northerly side of Indiana Avenue, formerly Locust Street, and runs back between parallel liens 115 feet to an alley.

Being the same property conveyed to Rk Junior Contracting Services, LLC, by virtue of that certain Warranty Deed dated June 15, 2020, and being of record at Instrument No. 20200623-0067168 and Scrivener's Affidavit, dated September 16, 2020 at Instrument No. 20200916-0106135 and Scrivener's Affidavit dated June 14, 2021 at Instrument No. 20210615-0080485 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, 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 3030 Indiana Ave Nashville, TN 37209
(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.

Witness my hand this 19th day of May, 2022.

RK JUNIOR CONTRACTING SERVICES, LLC

Sole Member

By: Ronnie Kelley, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ronnie Kelley, Jr., 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 sole member of RK Junior Contracting Services LLC, the within named bargainor, a Limited Liability Company, and that such sole member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of RK Junior Contracting Services LLC.

WITNESS my hand and official seal at office this 19th day of May, 2022

Jacqueline G Brown
Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Lindsay Philpot, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 19th 2022.

Date

Affiant Signature

May 20th 2022

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 20th day of May, 2022.

Notary's Signature

My Commission Expires: 05·21·2025

Date

Notary's Seal (if on paper)

