Karen Johnson Davidson County
Batch# 869060 DEEDWARR
06/09/2022 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,552.63
20220609-0065892

WARRANTY DEED

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $689,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF May 2022.

Kayla Ann Carter
Notary Public

MY COMMISSION EXPIRES: 3-7-26
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Matthew Olson AND Laura Franklin	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
991 Alice Street	1806 W. Cuyler Ave. Ste 1W	070070O00200
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Chicago, IL 60613	
(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, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Matthew Olson, an unmarried man and Laura Franklin, an unmarried woman, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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 Unit Nos. #991 on the Plan of The Homes of Alice Street, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20200115-0005618, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to RK Junior Contracting Services LLC by Warranty deed from Rose Marie Waffird, Executrix for The Estate of Hilary Hood of record in Instrument No. 20190624-0060879 Register's Office for Davidson County, Tennessee, dated June 19, 2019 and recorded on June 24, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, 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 991 Alice St. Nashville, TN 37207
(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 26th day of May, 2022.

RK Junior Contracting Services LLC

Sole Member

Ronnie Kelley, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen 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 such person to be the sole member of **RK Junior Contracting Services LLC**, the within named bargainor, a Tennessee 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** as Sole Member.

WITNESS my hand and official seal at office this 26th day of May, 2022.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/26/22.

Affiant Signature

5/27/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/27/22.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON