Karen Johnson Davidson County
Batch# 902972 DEEDWARR
08/12/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $3,247.45
20220812-0091946

WARRANTY DEED

File No. BC-21-1541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $877,689.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RSDG, LLC	Same As New Owner	
(NAME)	(NAME)	
1109 Woodland Ave., Unit 60543		083-11-0-080.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/we, **Janet Devasher Kolb, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RSDG, LLC, a Tennessee limited liability company**, 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to. wit:

Beginning at an existing concrete monument in the Westerly margin of Riverside Drive (80' R.O.W.) at the Southeast corner of the property conveyed to Steven Leasure by deed of record in Instrument No. 200305080061824 in the Register's Office of Davidson County, Tennessee. Said concrete monument also being the Southeast corner of Lot 11-A, Fortland Park Section 5, Zone Lot Division as of record in Book 6250, Page 286 in the Register's Office of Davidson County, Tennessee;

Thence, with the Westerly margin of Riverside Drive, South 07 degrees 26 minutes 35 seconds West, 1344.41 feet to an iron rod (new) at the Southeast corner of this tract and the Northeast corner of the property conveyed to Crown Castle Pt. Inc. as of record in Instrument No. 200012110121547 in the Register's Office of Davidson County, Tennessee. Said iron rod also being the Northeast corner of Lot 2, Final Plat of Beulah M. Wade's 3 Lot Subdivision as of record in Instrument No. 200010260106283 in the Register's Office of Davidson County, Tennessee;

Thence, leaving the Westerly margin of Riverside Drive and with the common line of Lot 2, North 82 degrees 33 minutes 25 seconds West, 148.61 feet to an iron rod (new) in the Easterly margin of the CSX Railroad (100' R.O.W.) and being 50' East from the westerly track; at the Southwest corner of this tract;

Thence, with the Easterly margin of the CSX Railroad, North 07 degrees 20 minutes 34 seconds East, 1344.03 feet to an existing concrete monument old at the Northwest corner of this tract and at the Southwest corner of the above mentioned Leasure property;

Thence, with the common line of the Leasure property, South 82 degrees 42 minutes 07 seconds East, 150.96 feet to the point of beginning, Containing 201,341 Square Feet or 4.62 Acres more or less.

Being the same property conveyed to Janet DeVasher Kolb by Warranty Deed from Riverside Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181022-0104476 Register's Office for Davidson County, Tennessee, dated October 19, 2018 and recorded on October 22, 2018.

This is property more commonly known as 0 Riverside Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 11th day of August, 2022.

Janet Devasher Kolb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of August, 2022, before me personally appeared Janet Devasher Kolb, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of August, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

BC-21-1541 Warranty Deed

Certificate of Authenticity

I, Beth Cooper, 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 **August 11, 2022**.

Affiant Signature

August 11, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

11th day of **August**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

