WARRANTY DEED

Karen Johnson Davidson County
Batch# 927087 DEEDWARR
10/07/2022 03:22:17 PM 2 pgs
Fees: $13.00 Taxes: $223.29

20221007-0110862

LR-S4C-22-534

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,348.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 01/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
R & J Holding, LLC	**NEW OWNER**	
(NAME) **5115 Maryland Way, Ste 100**	(NAME)	**162-09-0C-532.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID R. WILLIAMS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **R & J HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, located on Lot No. 15, on the Plan of Cedarwood Condominiums, Phase 3 (Revised), of record in Plat Book 5200, Page 349, 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 David R. Williams , unmarried by Warranty deed from Joyce H. Harkreader/ (Formerly Joyce H. Webb) and husband, Wayne Harkreader of record in Book 9782, page 355, Register's Office for Davidson County, Tennessee, dated August 28, 1995 and recorded on September 01, 1995.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Cedarwood Condominiums of record in Book 5707, Page 121, amended in Book 5720, Page 912, and Book 5776,Page 741, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5707, Page 167, amended in Book 6062, page 285, in the Register's Office for Davidson County, Tennessee.
- Regulatory Agreement of record in Book 5720, Page 918, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5667, Page 429, and Book 5722, page 198, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 2439, Page 564, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4545, Page 203, and Book 4545, page 206, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5497, Page 397, Book 5591, Page 662, in the Register's Office for Davidson County, Tennessee.
- Sewer Lines and Water Lines conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water, Sewerage Services of record in Book 5657, Page 33, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement Transmission of record in Instrument Number 20130520-0050592, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **534 Cedar Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 3 DAY OF OCTOBER, 2022.

David R. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID R. WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2022.

Notary Public
My Commission Expires
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212