Karen Johnson Davidson County
Batch# 930610 DEEDWARR
10/17/2022 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20221017-0113392

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 11th day of October, 2022.

Notary Public
My commission expires: 9.21.26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
RK SQUARED, LLC	Peoples Bank & Trust Company	071-15-0 481.00
8110 Isabella Ln Ste 200	1203 Hillsboro Blvd	
Brentwood, TN 37027	Manchester, TN 37355	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DOMONIQUE Q. GRANT. UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RK SQUARED, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 18, 19, and southerly 1 foot of Lot 20, on the Map of Oakwood Park, of record in Book 421, Page 12, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 18, 19 and part of Lot 20 front together 63 feet on the easterly side of Lischey Avenue or North Fourth Street, and run back 165 feet between parallel lines, to an alley.

Being the same property conveyed to Domonique Q. Grant, by deed dated 04/27/2000, from Carl R. McWhirter, of record in Instrument No. 20000501-0043105, Register's Office for said County. Also see Quitclaims deed of record in 20221004-0109282 and 20221004-0109283, said Reigster's Office for the purpose of re-establishing Lot Nos. 18 and 19, as it appears on the Plan of Oakwood Park of record in Plat Book 421, page 12, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1121 Lischey Ave, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 11th day of October, 2022.

Domonique Q. Grant

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Domonique Q. Grant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of October, 2022.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10-11-22.

Affiant Signature

10-13-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY