This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-19413-SL

Karen Johnson Davidson County
Batch# 937861 DEEDWARR
11/04/2022 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20221104-0118905

STATE OF TENNESSEE
COUNTY OF Williamson

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

The actual consideration or value, whichever is greater, for this transfer is $426,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2022.

Notary Public
My Commission Expires: 6/25/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
C4 Ventures, LLC 7708 Crossroads Drive SW Cedar Rapids, IA 52404	Collins Community Credit Union 1005 Blairs Ferry Road Northeast Cedar Rapids, IA 52402	093-13-2A-022-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **River Rauton, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **C4 Ventures, LLC, an Iowa Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 405 of 1000 Division Street Condominiums, a horizontal property regime in Nashville, Davidson County, Tennessee, as shown on the Plan of record on Exhibit C to the Master Deed of 1000 Division Street Condominiums, of record Instrument Number 20160928-0102220, as amended in Instrument Number 20170818-0085326 and Instrument Number 20171005-0102601 and Instrument Number 20210315-0034147 and Instrument Number 20210408-0046695, Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being the same property conveyed to River Rauton, a single man by Special Warranty Deed from 1000 Division Street, LLC, a Tennessee limited liability company of record as Instrument No. 20210609-0077714 in the Register's Office for Davidson County, Tennessee, dated June 2, 2021 and recorded on June 9, 2021.

Being a portion of the same property conveyed to 1000 Division Street, LLC, a Tennessee limited liability company by Quit Claim Deed from Michael G. Lindseth, Jr., of record in Instrument No. 20141028-0099502, Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 28, 2014.

This is ☒ improved or ☐ unimproved property located at: **1002 Division St NE, 405, Nashville, TN 37203.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of November, 2022.

GRANTOR:

River Rauton

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared River Rauton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of November, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202211040118905

- **The text of a certification of an electronic document must be in the following form.**

I, Emma Howard **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/2/22 **(date of document).**

Emma Howard

Affiant Signature

Date:

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 **day of** November, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

