Karen Johnson Davidson County
Batch# 940578 DEEDWARR
11/14/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20221114-0121161

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-4682

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $394,900.00

Affiant

Subscribed & sworn to before me, this 9th day of Nov., 2022

Notary Public

My Commission Expires: 10/26/25

Property Address: 521 Achievement Drive, Nashville, TN 37209 **Map/Parcel Number:** 090-16-0-176	**Name & Address of New Owner** RLP Construction LLC P.O. Box 11461, Chattanooga, TN 37401	**Send Tax Bills To:** RLP Construction LLC P.O. Box 11461, Chattanooga, TN 37401

Effective as of **7th day of November, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Music City Financial LLC, a Texas Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **RLP Construction LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 509 on the Plan of Charlotte Park, Section VII, as shown on the plat of the same of record in Plat Book 2663, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Jackson Matlock, an unmarried man, of record in Instrument No. 20221140121160, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2023 Davidson County**, Tennessee

real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's 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 the Grantor's hand on this 7TH day of November 2022

GRANTOR:

Music City Financial LLC, a Texas Limited Liability Company

By: N. Viddal

Noah Viddal, Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, KRISTEN GEVINSKI **of the state and county mentioned, personally appeared Noah Viddal, 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 Authorized Signer of Music City Financial LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.**

Witness my hand and seal, at office in BRENTWOOD **this** 7TH **day of** NOVEMBER**, 2022.**

Kristen Gevinski

Notary Signature

Printed Name: KRISTEN GEVINSKI

My commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Tennessee Certification of Electronic Document

I, R. Alan Alcorn, 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 ___November 7th, 2022_____ (date of document).

Affiant Signature

11/9/2022
Date

State of Tennesee

County of Shelby

Sworn to and subscribed before me this 9th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2/28/23

NOTARY'S SEAL

