| | |
|---|---|
| **WARRANTY DEED**<br><br>Record and Return to:<br>Johnston, Allison & Hord, P.A.<br>1065 East Morehead Street<br>Charlotte, NC 28204<br>Attention: Joseph R. Marek | Karen Johnson Davidson County<br>Batch# 946936 DEEDWARR<br>12/02/2022 09:05:30 AM 5 pgs<br>Fees: $27.00 Taxes: $0.00<br>20221202-0126098 |

**THIS INSTRUMENT WAS PREPARED BY**
Jon T. Coffin, Johnston, Allison & Hord, P.A.
1065 East Morehead Street, Charlotte, NC 28204

| Address New Owner(s) as Follows: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Bernard Funck and wife, Elizabeth Funck | New Owner | 082-04-0-417.00 |
| 1234 Wyndrofte Place, Charlotte, NC 28209 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAME GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PROPERTY RAC, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BERNARD FUNCK AND WIFE, ELIZABETH FUNCK**, HEREINAFTER CALLED THE GRANTEE, THEIR HERIS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of James Burns Subdivision of record in Plat Book 421, Page 40 and in Instrument No. 20150512-043448, 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 Property RAC, LLC, a North Carolina limited liability company by Warranty Deed from EIGHT-NINE KING DEVELOPMENT, LLC, a Tennessee limited liability company of record in Instrument No. 20180928-0096105 Register's Office for Davidson County, Tennessee, dated September 25, 2018 and recorded on September 28, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for the current year and subsequent years, not yet due and payable; and (3) all matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 914 Granada Avenue, Nashville, TN 37206.

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 in 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.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, Grantor has hereunto set their hand and seal, the day and year first above written.

**PROPERTY RAC, LLC,**
a North Carolina limited liability company

**Elizabeth Funck, Manager**

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, RITA A GUTIERREZ, a Notary Public for the County of Mecklenburg and State of North Carolina, do hereby certify that **Elizabeth Funck, Manager of Property RAC, LLC, a North Carolina limited liability company** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp or seal this 22 day of November, 2022.

RITA A GUTIERREZ NOTARY PUBLIC UNION COUNTY, N.C. My Comm. Exp. 10/27/2023

[NOTARIAL SEAL]

Notary Public
Print Name: RITA A. GUTIERREZ

My Commission Expires: 10/27/2023

KAREN JOHNSON
**REGISTER OF DEEDS**

**www.nashville.gov/rod**

**PO Box 196398**
**Nashville, TN 37219-6398**
**(615) 862-6790 phone**
**(615) 880-2039 fax**

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

Subscribed and sworn before me, this 2nd day of December, 2022

Notary

OFFICIAL SEAL
Notary Public - North Carolina
MECKLENBURG COUNTY, NC
SHARON H. ROBINSON
My Commission Expires July 1, 2023

Certificate of Authenticity

I, Brent S. Allard, 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 22, 2022.

Date

Affiant Signature

12/02/2022

Date

State of North Carolina

County of Mecklenburg

Sworn to and subscribed before me this 2nd day of December, 2022.

Notary's Signature

My Commission Expires: 7-1-2023

Date

Notary's Seal (if on paper)

OFFICIAL SEAL
Notary Public - North Carolina
MECKLENBURG COUNTY, NC
SHARON H. ROBINSON
My Commission Expires July 1, 2023