THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221143005

Karen Johnson Davidson County
Batch# 948232 **DEEDWARR**
12/06/2022 10:56:56 AM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20221206-0127147

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of December, 2022.

Notary Public
My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ellen Morphis 4116B Eden Avenue Nashville TN 37215	New Owner	Tax Parcel ID No. 131 03 2M 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **RBP, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ellen Morphis**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 4116 Eden Ave., a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4116 Eden Ave., a Horizontal Property Regime, of record in Instrument No. 20210701-0089264; as amended in Instrument No. 20210928-0130239, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to RBP, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Alex Nicole Kelly, of record in Instrument No. 20211008-0135564, in the Register's Office of Davidson County, Tennessee, dated October 07, 2021 and recorded on October 08, 2021.

Being a part of the same property conveyed to Alex Nicole Kelly, a single woman, by Warranty Deed from Frank A. Wilk Jr. and Alva H. Wilk, husband and wife, of record in Instrument No. 20180321-0026361, in the Register's Office of Davidson County, Tennessee, dated March 16, 2018 and recorded on March 21, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Green Hills Subdivision, No 2, as recorded in Plat Book 547, Page(s) 139.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210701-0089264; as amended in Instrument No. 20210928-0130239.

This is improved property located at 4116B Eden Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 1st day of December, 2022.

RBP, LLC

By: Randall Austin Rogers, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Randall Austin Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of RBP, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 1st day of December, 2022.

Notary Public

My Commission Expires:

