Karen Johnson Davidson County
Batch# 948239 DEEDWARR
12/06/2022 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20221206-0127156

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: RBMc, LLC	SEND TAX BILLS TO: RBMc, LLC	MAP-PARCEL NUMBERS
(NAME) 2123 Debonair Lane	(NAME) 2123 Debonair Lane	08106030900
(ADDRESS) Murfreesboro, TN 37128	(ADDRESS) Murfreesboro TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Wells Legacy Enterprise, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RBMc, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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 the northerly 50 feet of Lot Nos. 1 and 2 on the Plan of A. C. Dudley's Subdivision of part of the Nichol Property, as of record in Plat Book 161, Page 10, Register's Office for said County.

Said part of Lot Nos. 1 and 2 front 50 feet on the easterly side of 23rd Avenue North, formerly Bosley Street and runs back between parallel lines, with the southerly margin of Simpkins Street 100 feet to a dead line.

Being the same property conveyed to Wells Legacy Enterprise, LLC, by virtue of that certain Quit Claim Deed dated December 17, 2021, and being of record at Instrument No. 20211223-0169642, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to JLG, LLC, a Tennessee Limited Liability Company, by virtue of Warranty Deed dated November 1, 2021 at Instrument No. 20211119-0153994, in the amount of $150,000.00 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1715 Simpkins St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 5th day of December, 2022.

Wells Legacy Enterprise, LLC, a Tennessee Limited Liability Company

Preonda Simpson, sole member

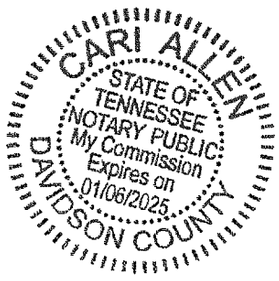
By: Preonda Simpson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Preonda Simpson., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Sole Member of Wells Legacy Enterprise, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Sole Member.

WITNESS my hand and official seal at office this 5th day of December, 2022.

Notary Public
My Commission Expires: 1-6-25



Certificate of Authenticity

I, Memorie White 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 December 5, 2022.

Affiant Signature

12/5/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of December, 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

202212060127156