THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221142903** Karen Johnson Davidson County Batch# 948281 DEEDWARR 12/06/2022 12:55:30 PM 3 pgs Fees: $18.00 Taxes: $5,494.50 20221206-0127217	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is: $1,485,000.00. Affiant Subscribed and sworn to before me, this ~~2~~6th day of December, 2022. Notary Public My Commission Expires: 03/01/2025

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY JENNIFER RUSSELL

WARRANTY DEED

Address New Owner: Anthony Snell and Natasha Snell 4116A Eden Avenue Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131 03 2M 002.00

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 **Anthony Snell and Natasha Snell, husband and wife**, ("Grantees"), their 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. A 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 and 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 Quit Claim 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 139.

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

This is improved property located at 4116A 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: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-09-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/1/2022 (date of document).

Jennifer Russell
Affiant Signature

12/6/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

