WARRANTY DEED

Karen Johnson Davidson County
Batch# 966213 DEEDWARR
02/01/2023 11:20:46 AM 2 pgs
Fees: $13.00 Taxes: $665.63

20230201-0007403

DM-TAG-22-534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sh'juann Vilo	**Flat Branch Mortgage, Inc**	
(NAME) **534 Cedar Dr**	(NAME) **204 Corporate Lake Drive**	**162 09 0C 532.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Columbia, MO 65203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **R & J HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SH'JUANN VILO, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, located on Lot No. 15, on the Plan of Cedarwood Condominiums, Phase 3 (Revised), of record in Plat Book 5200, Page 349, 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 R & J Holding, LLC, a Tennessee Limited Liability Company, by Warranty deed from David R. Williams, Single of record in Instrument No. 20221007-0110862, in the Register's Office for Davidson County, Tennessee, dated October 03, 2022 and recorded on October 07, 2022.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cedarwood Condominiums Phase 3 (Revised), as recorded in Plat Book 5200, Page(s) 349.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cedarwood Condominiums, as recorded in Plat Book 5200, Page(s) 304 and revised in Plat Book 5200, Page 317.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Cedarwood Condominiums of record in Book 5707, Page 121, as amended by instrument(s) of record in Book 5720, Page 912; Book 5776, Page 741 and amendment to Bylaws recorded in Book 6062, Page 285; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5497, Page 397.
- Easement for Grant of Transmission Line Easement, recorded in Book 2439, Page 564.
- Easement for Sewer , recorded in Book 4545, Page 203 and Book 4545, Page 206.
- Easement recorded in Book 5657, Page 33.
- Easement for Grant of Easement Transmission, recorded in Instrument No. 20130520-0050592.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **534 Cedar Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 26th DAY OF JANUARY, 2023.

R & J Holdings, LLC

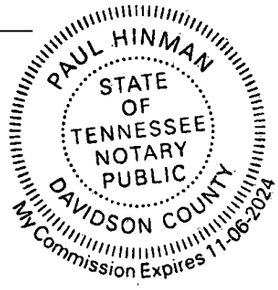
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of R & J HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENTexecuted the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of January, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212