# WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

G-CMC-23-1218-X-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/5/2025 (AFFIX SEAL)

**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) |
|---|---|---|
| **Rawberht Family Properties, LLC** | **Same as New Owner** | |
| (NAME) **1014 Lawrence Ave** | (NAME) | **041-15-0A-004.00-CO**<br>**041-15-0A-003.00-CO**<br>**041-15-0A-007.00-CO**<br>**041-15-0A-008.00-CO** |
| (ADDRESS) **Nashville, TN 37204** | (ADDRESS) | |
| (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, **J. PATRICK KENNEDY AND PATRICIA A KENNEDY AND GIMLI, LTD, GENERAL PARTNER, RASARA, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAWBERHT FAMILY PROPERTIES, LLC,** 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:

**(1216 Ewing Cr):**
Land in Davidson County, Tennessee being Unit No. 4 The Bellshire Terrace Condominiums, as Set out in the Master Deed any By-Laws establishing a Horizontal Property Regime of record in Book 6877, Page 53 thru 85, Said Register's Office to which reference is made for a more complete description, and Subject to any Amendments thereto and Requirements therein.

Being a portion of the same property conveyed to Kenneth L. Dingler and wife, Andrea E. Dingler by Warranty deed from David W. Powell and wife, Dixie F. Powell; and MKC Enterprises, a Partnership composed of Howard L. Caughron and wife, Maguerite Caughron aka Marguerite Caughron of record in Book 8743, page 194 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on September 30, 1992.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

**(1218 Ewing Cr):**
Land in Davidson County, Tennessee being Unit No. 3 The Bellshire Terrace Condominiums, as Set out in the Master Deed any By-Laws establishing a Horizontal Property Regime of record in Book 6877, Page 53 thru 85, Said Register's Office to which reference is made for a more complete description, and Subject to any Amendments thereto and Requirements therein.

Being a portion of the same property conveyed to Kenneth L. Dingler and wife, Andrea E. Dingler by Warranty deed from David W. Powell and wife, Dixie F. Powell; and MKC Enterprises, a Partnership composed of Howard L. Caughron and wife, Maguerite Caughron aka Marguerite Caughron of record in Book 8743, page 194 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on September 30, 1992.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

Karen Johnson Davidson County
Batch# 968341 DEEDWARR
02/07/2023 11:38:22 AM 4 pgs
Fees: $23.00 Taxes: $1,628.00

20230207-0008874

**(1221 Ewing Cr):**
Land in Davidson County, Tennessee being Unit No. 7 The Bellshire Terrace Condominiums, as Set out in the Master Deed any By-Laws establishing a Horizontal Property Regime of record in Book 6877, Page 53 thru 85, Said Register's Office to which reference is made for a more complete description, and Subject to any Amendments thereto and Requirements therein.

Being a portion of the same property conveyed to Kenneth L. Dingler and wife, Andrea E. Dingler by Warranty deed from David W. Powell and wife, Dixie F. Powell; and MKC Enterprises, a Partnership composed of Howard L. Caughron and wife, Maguerite Caughron aka Marguerite Caughron of record in Book 8743, page 194 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on September 30, 1992.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

**(1223 Ewing Cr):**
Land in Davidson County, Tennessee being Unit No. 8 The Bellshire Terrace Condominiums, as Set out in the Master Deed any By-Laws establishing a Horizontal Property Regime of record in Book 6877, Page 53 thru 85, Said Register's Office to which reference is made for a more complete description, and Subject to any Amendments thereto and Requirements therein.

Being a portion of the same property conveyed to Kenneth L. Dingler and wife, Andrea E. Dingler by Warranty deed from David W. Powell and wife, Dixie F. Powell; and MKC Enterprises, a Partnership composed of Howard L. Caughron and wife, Maguerite Caughron aka Marguerite Caughron of record in Book 8743, page 194 Register's Office for Davidson County, Tennessee, dated September 29, 1992 and recorded on September 30, 1992.

Being a portion of the same property conveyed to J. Patrick Kennedy and wife, Patricia A. Kennedy and GIMLI, LTD., General Partner, R.A. Sara by Quitclaim deed from Kenneth L. Dingler and wife, Andrea E. Dingler of record in Instrument No. 20030926-0142898 Register's Office for Davidson County, Tennessee, dated July 30, 2003 and recorded on September 26, 2003.

**Quitclaim Deed of record in Instrument No. 20030926-0142898, Register's Office for Davidson County, Tennessee contained an error in the name of the Grantee. Deed of Correction dated** January 31**, 2023 filed simultaneously herewith of record in Instrument No.** 20230207-0008842**, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 132, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellshire Terraceof record in Book 6877, Page 53 and the By-Laws appended thereto, of record in Book 6877, Page 75, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 5584, Page 884, Book 6077, Page 488 and Book 6275, Page 707, in the Register's Office for Davidson County, Tennessee.
- A Deed of Trust by Kenneth L. Dingler and wife, Andrea E. Dingler, trustor, to Trste, Inc., a Virginia corporation, trustee, for the benefit of First Union National Bank of Tennessee, beneficiary, to secure a note in the original amount of $240,000.00 secured thereby, dated February 23, 1995, and recorded on February 28, 1995, of record in Book 9606, Page 499, Register's Office for Davidson County, Tennessee. (1218, 1216, 1217, 1219, 1221, 1223, 1311, 1309, 1312 Ewing Cr and 1222, 1214 Tuckahoe Dr)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1216; 1218; 1221 and 1223 Ewing Creek Dr, Nashville, Tennessee 37207**.

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 31st DAY OF JANUARY, 2023.

J. Patrick Kennedy

Patricia A Kennedy

GIMLI, LTD, a California limited partnership
Rasara, LLC, general partner

By: Virginia Smith
Its: Manager

STATE OF California
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. PATRICK KENNEDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2023.

Notary Public
My Commission Expires: July 3, 2024
(SEAL)

CLAUDIA PAEZ
Notary Public - California
Alameda County
Commission # 2329441
My Comm. Expires Jul 3, 2024

STATE OF California
COUNTY OF Alameda

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA A KENNEDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2023.

Notary Public
My Commission Expires: July 3, 2024
(SEAL)

CLAUDIA PAEZ
Notary Public - California
Alameda County
Commission # 2329441
My Comm. Expires Jul 3, 2024

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, Notary Public in and for said County and State, Virginia Smith, Manager of Rasara, LLC, the General Partner of GIMLI, Ltd., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the Manager of Rasara, LLC, the General Partner of GIMLI, Ltd., the within named bargainor, a California limited partnership, and that she as such Manager of Rasara, LLC, the General Partner of GIMLI Ltd., executed the foregoing instrument for the purpose therein contained. See attached

Witness my hand and official seal, this the 31st of January, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

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

**CALIFORNIA ACKNOWLEDGMENT** CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa }

On January 31, 2023 before me, Claudia Paez, Notary Public
*Date* *Here Insert Name and Title of the Officer*

personally appeared Virginia Smith
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CLAUDIA PAEZ
Notary Public - California
Alameda County
Commission # 2329441
My Comm. Expires Jul 3, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Claudia Paez
*Signature of Notary Public*

*Place Notary Seal and/or Stamp Above*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Title or Type of Document: Warranty Deed
Document Date: — Number of Pages: 3
Signer(s) Other Than Named Above: —

**Capacity(ies) Claimed by Signer(s)**

| Signer's Name: Virginia Smith | Signer's Name: |
|---|---|
| ☐ Corporate Officer – Title(s): | ☐ Corporate Officer – Title(s): |
| ☒ Partner – ☐ Limited ☒ General | ☐ Partner – ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian or Conservator | ☐ Trustee ☐ Guardian or Conservator |
| ☒ Other: manager | ☐ Other: |
| Signer is Representing: | Signer is Representing: |

©2019 National Notary Association