Karen Johnson Davidson County
Batch# 979243 DEEDWARR
03/10/2023 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20230310-0017416

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9TH DAY OF MARCH, 2023.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3-3-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark McClain and Sarah McClain	LEGACY HOME LOANS DBA STEADFAST MTG	
(NAME)	(NAME)	
2658 Barclay Drive	1036 STEARMAN DR STE 6	083-16-0E-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	WHITE HOUSE, TN 37188	
(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, **RF REAL ESTATE INVESTMENTS, LLC, A MISSOURI LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK MCCLAIN AND SARAH MCCLAIN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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 Unit No. B on the Plan of Homes at 2658 Barclay Drive, a Townhouse Planned Unit Development, as shown on Exhibit "B" of that Declaration of Covenants, Conditions and Restrictions for Homes at 2658 Barclay Drive, of record in Instrument No. 20210518-0067338, and amended in Instrument No. 20220803-0088384, 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 a portion of the same property conveyed to RF Real Estate Investments, LLC, a Missouri Limited Liability Company, by Warranty Deed from Jacob L. Scurlock, a single person, of record in Instrument No. 20210330-0041808 Register's Office for Davidson County, Tennessee, dated March 29, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 2658 Barclay Drive, Nashville, TN 37206
(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 7th day of March, 2023

RF REAL ESTATE INVESTMENTS LLC, A MISSOURI ~~LIMITED~~ LIABILITY COMPANY

BY: _____

DANIEL C. RUDA, MANAGER

STATE OF ~~TENNESSEE~~ SH Missouri
COUNTY OF ~~DAVIDSON~~ SH Taney

Before me, the undersigned notary public, personally appeared Daniel C. Ruda, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Manager for RF Real Estate Investments LLC, a Missouri limited liability company, the within named bargainor, a limited liability company, and that he is the Manager of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Manager.

Witness my hand and official seal this 7th day of March, 2023.

Commission expires: 9-30-2026

Sonya L Hayward
Notary Public

Sonya L. Hayward
Notary Public – Notary Seal
State of Missouri – Taney County
Commission # 18563739
My Commission Expires 09/30/2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 10, 2023 (date of document).

Affiant Signature

March 10, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023