Karen Johnson Davidson County
Batch# 979765 DEEDWARR
03/13/2023 10:58:31 AM 2 pgs
Fees: $13.00 Taxes: $9,231.50
20230313-0017978

Warranty Deed

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,495,000.00 Affiant Subscribed and sworn to before me, this the 8th day of March, 2023. Notary Public My commission expires: 07/03/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-E3-22-2433

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
E3 Construction Services, LLC	New Owner(s)	070-00-0-041-00
2804 Clifton Ave		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RJX PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated February 09, 2001, known a job no. 010013 more particularly described as follows:

Beginning at an iron pin set on the Northerly margin of Buena Vista Pike said point of beginning being the Southeast corner of the herein described tract and also being 330.95' Westerly from the Southwest corner of the South Nashville Church of God Property of record in Book 11, 016, Page 475, R.O.D.C., TN; thence with the margin of said Buena Vista Pike South 75 degrees 46 minutes 15 seconds West 308.91' to an iron pin; thence leaving the margin of said Pike North 14 degrees 29 minutes 50 seconds West 840.26' to an iron pin and the line of Metropolitan Government Police Academy Property; thence with said Academy Property South 42 degrees 58 minutes 09 seconds East 173.06' to an existing iron pin; thence continuing with said Police Academy Property North 77 degrees 21 minutes 23 seconds East 226.52' to an iron pin; thence leaving the Police Academy Property South 14 degrees 29 minutes 50 seconds East 682.25' to the point of beginning containing 5.01 acres, more or less.

Property is subject to a 25' sewer easement being described as follows:

Beginning at the Northeast corner of Tract 2; thence South 14 degrees 29 minutes 50 seconds East 25.01' to a point; thence South 77 degrees 21 minutes 23 seconds West 227.33' to a point; thence South 55 degrees 00 minutes 57 seconds West 87.21' to a point; thence

North 14 degrees 29 minutes 50 seconds West 26.69; to a point; thence North 55 degrees 00 minutes 57 seconds East 87.11' to an iron pin; thence North 77 degrees 21 minutes 24 seconds East 226.52' to the point of beginning.

Being the same property conveyed to Zion Hill First African Baptist Church by Warranty deed from Carl H. Bean, Jr. of record in Instrument No. 20010402-0031096 Register's Office for Davidson County, Tennessee, dated March 27, 2001 and recorded on April 02, 2001.

Being the same property conveyed to RJX Partners, LLC, a Delaware limited liability company by Warranty deed from Zion Hill First African Baptist Church of record in Instrument No. 20211129-0157375 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on November 29, 2021.

Being also known as 2433 Buena Vista Pike Nashville, Tennessee 372182904.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2433 Buena Vista Pike, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of March, 2023.

RJX Partners, LLC, a Delaware Limited Liability Company

By: _____
Joshua McDonald, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua McDonald, Authorized Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of RJX Partners, LLC, a Delaware Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 8th day of March, 2023.

_____
Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON