WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Margaret
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF March, 2023.

Ashley Fort
Notary Public

MY COMMISSION EXPIRES: 11/2/26
(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
Andrew Rivers & Alessia Rivers	Andrew Rivers	
(NAME) 2416 Lazenby Drive	(NAME) 2416 Lazenby Dr.	083-16-0E-001.00-CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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 **ANDREW RIVERS and ALESSIA RIVERS, 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 A of Homes at 2658 Barclay Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 2658 Barclay Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210518-0067338 and amended in Instrument No. 20220803-0088384, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 2658 Barclay Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210518-0067338, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

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.

unimproved
This is improved x property, known as 2416 Lazenby Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 980751 DEEDWARR
03/14/2023 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20230314-0018571

202303140018571

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 7 day of March, 2023

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

BY: _____

DANIEL C. RUDA, MANAGER

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ 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 – Notary Seal
State of Missouri – Taney County
Commission # 18563739
My Commission Expires 09/30/2026

Sonya L Hayward
Notary Public

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 3/7/2023 (date of document).

Affiant Signature

3/7/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of MARCH, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

