Karen Johnson Davidson County
Batch# 984532 DEEDWARR
03/24/2023 01:27:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20230324-0021630

Prepared by & Return to:
David Marttala, Attorney
Premier Land Title & Escrow, LLC
879 Seven Oaks Blvd #600
Smyrna, TN 37167
File No.275-22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of September, 2022

Notary Public
My Commission Expires: 1/25/26

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	
RCE Group, LLC **6035 Neighborly Ave** **Nashville, TN 37209**	**NEW OWNER**	Map/parcel: 103-01-0-074.00 Account: 103-01-0-075.00

WARRANTY DEED

FOR AND IN 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, I/WE

TTF Investments, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RCE Group, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS 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 and being more particularly described as follows, to wit:

Two tracts of land known as Parcel 74, located at 6035 Neighborly Avenue and parcel 75, located at 0 Neighborly Avenue, situated in the City of Nashville, Davidson County, Tennessee, being located in the 20th Council District as recorded in Instrument No. 20160622-0063827, in the Register's Office for Davidson County, Tennessee and being more particularly described according to a survey prepared by Clint T. Elliott, Registered Land Surveyor RLS #2391, dated July 5, 2016 as follows:

PARCEL 74:
BEGINNING at a one-inch iron rod (old) having Tennessee State Plane Coordinates of North 660857.80 East 1712095.52 located at the point where the eastern right-of-way line of Marcia Avenue, having a 50-foot right-of-way and the southern right-of-way line of Neighborly Avenue, having a 50-foot right-of-way, intersects; thence leaving said point, with and along the southern right-of-way line of Neighborly Avenue, North 70 degrees 38 minutes 45 seconds East 97.30 feet

to an iron rod (old); thence leaving said point and southern right-of-way line of Neighborly Avenue, South 22 degrees 12 minutes 15 seconds East, 134.97 feet to an iron rod (old), said point also being the northeast corner of the Simpson Revocable Trust property as recorded in Instrument No. 20140609-0049818, in the Register's Office for Davidson County, Tennessee; thence leaving said point South 79 degrees 19 minutes 24 seconds West, 99.16 feet to an iron rod (old) being located on the aforementioned eastern right-of-way line of Marcia Avenue said point also being the northwestern corner of the aforementioned Simpson Revocable Trust property; thence leaving said point, with and along the eastern right-of-way line of Marcia Avenue, North 22 degrees 12 minutes 46 seconds West, 119.98 feet to the POINT OF BEGINNING.

PARCEL 75:
COMMENCING at a one-inch iron rod (old) having Tennessee State Plane Coordinates of North 660857.80 East 1712095.52 located at the point where the eastern right-of-way line of Marcia Avenue, having a 50-foot right-of-way and the southern right-of-way line of Neighborly Avenue, having a 50-foot right-of-way, intersections; thence leaving said point, with and along the southern right-of-way line of Neighborly Avenue, North 70 degrees 38 minutes 45 seconds East, 97.30 feet to an iron rod (old) having Tennessee State Plane Coordinates of North 660890.06 East 1712187.32 and being known as the POINT OF BEGINNING; thence leaving said point with and along the southern right-of-way line of Neighborly Avenue, North 70 degrees 38 minutes 45 seconds East 97.64 feet to an iron rod (old) said point being the northeastern most corner of the parcel being herein described; thence leaving said point and southern right-of-way line of Neighborly Avenue, South 22 degrees 12 minutes 18 seconds East, 146.85 feet to a one-inch pipe, the same point being the northeastern most corner of the Dwayne H. Smith property as recorded in Instrument No. 20080728-0076668, in the Register's Office for Davidson County, Tennessee; thence leaving said point South 77 degrees 32 minutes 20 seconds West 98.95 feet to an iron rod (old), said point being the northwestern corner of the aforementioned Dwayne H. Smith property and the southwestern corner of the parcel being herein described; thence leaving said point North 22 degrees 12 minutes 15 seconds West, 134.97 feet to the POINT OF BEGINNING.

Being the same property conveyed to TTF Investments, LLC, a Tennessee limited liability company by Warranty Deed from Mg Gran, LLC, a Tennessee limited liability company dated 10/7/2016 and filed for record in Instrument No. 20161017-0109333, in the Register's Office for Davidson County, Tennessee.

Subject to Right-of-Way Easement to Nashville Electric Power Board of record in Book 1639, Page 7 (as to Tract 2), Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 6035 Neighborly Avenue Nashville, TN, 37209

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), ITS heirs and assigns forever; and I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of September, 2022

TTF Investments, LLC, a Tennessee limited liability company

BY: _____
Bryan Prince, Member

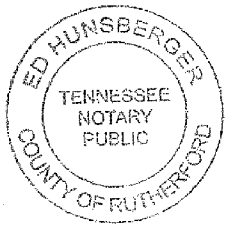
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Bryan Prince, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of TTF Investments, LLC, the within named bargainor, a limited liability company, and that he as such Member, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal this 9th day of September, 2022

Notary Public

My Commission Expires: 1/25/26



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/9/22 (date of document).

Jennifer L. Pennell

3/24/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of March, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

