Karen Johnson Davidson County
Batch# 985756 DEEDWARR
03/28/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20230328-0022665

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $444,000.00.

AFFIANT

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me this the 27th day of March, 2023.

NOTARY PUBLIC

My commission expires: 10/2/23

(this space for recording info)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 23-1034 RBIC *(AFFIX SEAL)*

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RBIC, LLC	Marisa Difatta	
(NAME)	(NAME)	063-16-0C-026.00-CO
2060 Nuremberg Blvd	2060 Nuremberg Blvd.	
(ADDRESS)	(ADDRESS)	
Punta Gorda, FL 33983	Punta Gorda FL 33983	
(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, I, **C2J Homes and Developments LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RBIC, LLC, A Wyoming limited liability company,** 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. 27 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, and filed for record in Instrument No. 20010703-0070299, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being a portion of the same property conveyed to C2J Homes and Developments LLC, a Tennessee limited liability company by Warranty Deed from Jo-Mac Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20190219-0014774, Register's Office for Davidson County, Tennessee, dated February 13, 2019 and recorded on February 19, 2019..

DESIGNATED as Tax ID: 063-16-0C-026.00-CO

This is
unimproved ☐
improved ☒ property known as 5122 Southfork Blvd, Old Hickory, TN 37138

(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 the 27th day of March, 2023.

C2J Homes and Developments LLC

BY: _____, MEMBER
Jason McCoy , Member

BY: _____, MEMBER
Christopher B. Bagwell, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher B. Bagwell and Jason McCoy, with who I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that they are the Members of C2J Homes and Developments, LLC, A Tennessee limited liability company, the maker, that they are authorized by the maker to be execute the within named instrument on its behalf, and who acknowledged that they executed the within instrument, on behalf of the maker, for the purposes therein contained. Witness my hand and official seal, this the 27th day of March, 2023.

_____
Notary Public

My Commission Expires:
3/25/2023
3/6/27

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/27/23 (date of document).

Affiant Signature

3/27/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of March, 2023

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY