WARRANTY DEED

Karen Johnson Davidson County
Batch# 1008768 DEEDWARR
05/30/2023 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20230530-0040544

STATE OF Tennessee
COUNTY OF Sudan

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF May 20 23

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: RK Junior Contracting Services LLC	SEND TAX BILLS TO: new owner	
(NAME) 320 Seven Springs Way #250	(NAME)	
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(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, **David Ray Pegram** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RK Junior Contracting Services LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I: 1909 Ashton Ave., Nashville, TN 37218 Tax Map and Parcel: 06916012000 -

Land in Davidson County, Tennessee, being the southerly 67.5 feet of the northerly 87.5 feet front of Lot No. 29 on the Plan of Ashton Subdivision of L. M. Lewis Farm Ashton Subdivision of L. M. Lewis Farm at Bordeaux, Tennessee of record in Book 421, Page 19, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 29 fronts 67.5 feet on the westerly side of Ashton Avenue and runs back 203 feet on the northerly line and 200 feet on the southerly line to the easterly line of Lot No. 28, measuring 51.4 feet thereon.

Being the same property conveyed to David Ray Pegram by Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2006-NC5 Asset-Backed Pass-Through Certificates dated September 29, 2010 and recorded on October 05, 2010 in Instrument No. 20101005-0079808, Register's Office for Davidson County, Tennessee.

Parcel II: 1609 Elizabeth Rd., Nashville, TN 37218 Tax Map and Parcel No. 06916006200 -

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 7 on the Plan of J. J. Holzapfel's Subdivision, not of record, described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the northerly margin of Elizabeth Street at the southwest corner of the property conveyed to Josie E. Hudgins, by deed from Rouil Hudgins and wife, of record in Book 2538, page 485, Register's Office for said County, being the corner of Lots Nos. 6 and 7; thence with the line between said two lots, northwardly 156.15 feet; thence south 57° 45' west 100 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, southwardly 156.16 feet to the northerly margin of Elizabeth Street; thence with the same, eastwardly, 100 feet to the beginning.

Being the same property conveyed to David R. Pegram by Warranty deed from Dale M. Quillen, unmarried of record in Instrument No. 20121031-0100120 Register's Office for Davidson County, Tennessee, dated October 29, 2012 and recorded on October 31, 2012.

Parcel III: 1613 Elizabeth Rd., Nashville, TN 37218 Tax Map and Parcel No. 06916006000 -

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of J. J. Holzapfel's Subdivision, not of record, and described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the northerly margin of Elizabeth Street, at a point 442 feet west of the westerly margin of Hydes Ferry Road, being the corner of Lots Nos. 4 and 5: thence with the line between said two lots, northwardly 156.15 feet; thence south 57° 45' west 100 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with said Street, eastwardly 100 feet to the beginning.

Being the same property conveyed to David R. Pegram by Warranty deed from Dale M. Quillen, unmarried of record in Instrument No. 20121031-0100119 Register's Office for Davidson County, Tennessee, dated October 29, 2012 and recorded on October 31, 2012.

GRANTOR WARRANTS THAT THESE PARCELS HAVE NOT BEEN USED AS HIS PRIMARY RESIDENCE. DAVID RAY PEGRAM AND DAVID R PEGRAM ARE ONE AND THE SAME.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

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 25th day of May, 2023.

David Ray Pegram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **David Ray Pegram** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of May, 2023.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 5/25/23.

Affiant Signature

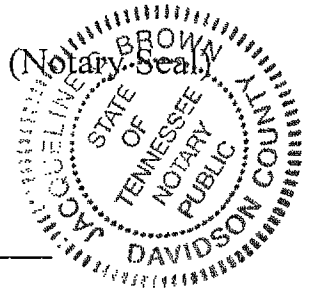
5/25/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of May, 20 23

Jacqueline G Brown
Notary's Signature

(Notary Seal)



My Commission Expires: 11/3/25