Karen Johnson Davidson County
Batch# 1036802 DEEDWARR
08/10/2023 10:40:30 AM 4 pgs
Fees: $23.00 Taxes: $2,364.30
20230810-0062031

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

ASHLEY RAE FORT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $639,000.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2023.

Notary Public
My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
RCU Consulting, LLC 401 Bernard St. Unit 211 Costa Mesa, CA 92627	401 Bernard St. Unit 211 Costa Mesa, CA 92627	Tax Parcel ID No. 082-14-0A-110.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AL BABBINGTON AND MARTY BABBINGTON, TRUSTEES OF THE BABBINGTON FAMILY TRUST, DATED AUGUST 28, 2016** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RCU Consulting, LLC, A NEVADA LIMITED LIABILITY COMPANY** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 1032, as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Al Babbington and Marty Babbington, Trustees of the Babbington Family Trust, dated August 28, 2016 by Warranty deed from April A. Cothron,

married of record in Instrument No. 20210405-0044281 Register's Office for Davidson County, Tennessee, dated March 30, 2021 and recorded on April 5, 2021.

This is improved property commonly known as: **1032 1st Avenue North Nashville, TN 37201**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2023.

THE BABBINGTON FAMILY TRUST, DATED AUGUST 28, 2016

trustee

Al Babbington, Trustee

Trustee

Marty Babbington, Trustee

STATE OF Nevada)
)
COUNTY OF Washoe)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **AL BABBINGTON AND MARTY BABBINGTON**, with whom I am personally acquainted (or proved

to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustees of **THE BABBINGTON FAMILY TRUST, DATED AUGUST 28, 2016**, and that they as such Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 5 day of August, 2023.

KELLI JADE KRENEK
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-11-25
Certificate No: 21-6208-02

Notary Public
My Commission Expires: 6-11-25

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 **8/5/2023** (date of document).

Affiant Signature

8/5/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **AUGUST**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

