WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES

G-PARKS-23-15A

(AFF

Karen Johnson Davidson County
Batch# 1040463 **DEEDWARR**
08/21/2023 11 09 16 AM 2 pgs
Fees $13 00 Taxes $5,550 00

20230821-0064935

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
PARGA, GP	**Same as New Owner**	
(NAME)	(NAME)	**071-14-2E-001 00 CO**
5629 Hillview Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RHOW PROPERTIES, LLC, A TENNNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PARGA, GP, A TENNESSEE GENERAL PARTNERSHIP ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 as shown on the Plan attached to Declaration of Covenants, Conditions and Restrictions for Fifteen Fern Avenue, of record in Instrument No 20200930-0112803, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Rhow Properties, LLC, a Tennessee limited liability company by Quitclaim deed from Reginald Howward aka Reggie Howard of record in Instrument No 20161121-0122865 Register's Office for Davidson County, Tennessee, dated November 17, 2016 and recorded on November 21, 2016

Being the same property conveyed to Reggie Howard, single by Special Warranty deed from U S Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2006-WMC4 Mortgage Pass-Through Certificates Series 2006-WMC4 of record in Instrument No 20100428-0032215 Register's Office for Davidson County, Tennessee, dated April 23, 2010 and recorded on April 28, 2010

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200930-0112803, Register's Office for Davidson County, Tennessee
- Charter of the Fifteen Fern Avenue Homeowner's Association, Inc of record in Instrument Number 20201026-0123996, in the Register's Office for Davidson County, Tennessee
- Permissive Use and Access Easement Agreement of record in Instrument Number 20210614-0079953, in the Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **15A Fern Avenue, Nashville, Tennessee 37207**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF AUGUST, 2023

Rhow Properties, LLC

BY: _____
Reginald B Howard
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REGINALD B. HOWARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of RHOW PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th of August, 2023.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212