WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES: 1/8/24 (AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

Y-JRS-23-1113

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)
Rogue Two, LLC	**New Owner**	
(NAME) **P.O. Box 60126**	(NAME)	**094-05-0-029.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, **KATHRYN ANN LEEMAN, TRUSTEE OF THE KATHRYN ANN LEEMAN REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 12, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROGUE TWO, LLC, A WYOMING LIMITED LIABILITY COMPANY,** 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 Lot No. 25 on the Plan of Section II, Shelby Heights, of record in Book 2854, Page 5, Register's Office for Davidson County, Tennessee

Said Lot No. 25 fronts 50 feet on the Northerly margin of Davidson Street and 50 feet on the Southerly margin of Ozark Street and extends back 145.5 feet on the Easterly line and 146 1 feet on the Westerly line

Being the same property conveyed to Kathryn Ann Leeman, Trustee, Kathryn Ann Leeman Revocable Living Trust Agreement dated April 12, 2018 by Quitclaim deed from Kathryn Ann Leeman of record in Instrument No 20180424-0038435 Register's Office for Davidson County, Tennessee, dated April 12, 2018 and recorded on April 24, 2018.
Being the same property conveyed to John T. Leeman by Warranty deed from Martha F. Rogers, unmarried of record in Book 7908, page 956, Register's Office for Davidson County, Tennessee, dated August 04, 1989 and recorded on August 07, 1989. The said John T. Leeman is deceased, having died on or about February 7, 2016, leaving Kathryn Ann Leeman as his sole heir-at-law. See Affidavit of Heirship recorded in Instrument No. 20160804-0080942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to.
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 5, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2809, Page 545, in the 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: **1113 Davidson Street, Nashville, Tennessee 37206-3151**

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

Karen Johnson Davidson County
Batch# 1061140 **DEEDWARR**
10/17/2023 10 18 42 AM 2 pgs
Fees. $13 00 Taxes $989 75

20231017-0081359

Witness my/our hand(s) this the 11th DAY OF OCTOBER, 2023.

Kathryn Ann Leeman Revocable Living Trust Agreement dated April 12, 2018

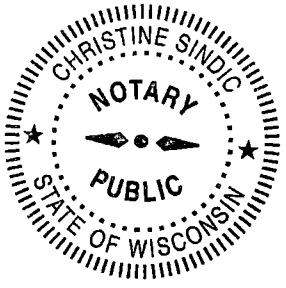
BY: Kathryn Ann Leeman Trustee
Kathryn Ann Leeman
Trustee

STATE OF Wisconsin
COUNTY OF Waukesha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN ANN LEEMAN, TRUSTEE of KATHRYN ANN LEEMAN REVOCABLE LIVING TRUST AGREEMENT DATED APRIL 12, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of October, 2023.

Christine Sindic
Notary Public
My Commission Expires: 01-31-2024
(SEAL)



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