Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4163

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $736,374.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of February, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1101452 DEEDWARR
02/15/2024 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,724.58
20240215-0010605

Address of New Owner	Send Tax Bills To:	Map & Parcel
RATB Calvin, LLC 1121 Calvin Avenue Nashville, TN 37206	LYNK Investments, LLC 7100 Six Forks Road Suite 335 Raleigh, NC 27615	083-05-0-218.00

WARRANTY DEED

FOR AND IN 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/WE,

Pacific RBLF REO, LLC, a Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RATB Calvin, LLC, a 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 Lot No. 11, Block B, on the Plan of Subdivision of the Calvin Davis Lot of record in Plat Book 57, Page 85, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the Northerly side of Calvin Avenue and runs back between parallel lines with the Westerly margin on North 12th Street, formerly Allison Avenue, 150 feet to an alley.

Being the same property conveyed to Alexis M. Springer by Warranty Deed from Elmer R. Penn of record in Instrument No. 20191004-0101743 Register's Office for Davidson County, Tennessee, dated September 24, 2019 and recorded on October 04, 2019.

Being the same property conveyed to Springer Investments LLC by Quitclaim Deed from Alexis M. Springer of record in Instrument No. 20220513-0055579 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 13, 2022.

Being the same property conveyed to Pacific RBLF REO LLC by Substitute Trustee's Deed from McPhail Sanchez, LLC, as Substitute Trustee of record in Instrument No. 20230627-0048741 Register's Office for Davidson County, Tennessee, dated June 27, 2023 and recorded on June 27, 2023.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 1121 Calvin Avenue Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1121 Calvin Avenue, Nashville, TN 37206

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 so 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.

Dated this the 8th day of February, 2024.

Pacific RBLF REO, LLC, a Delaware Limited Liability Company

By: _____
Matthew Alper, Authorized Signer

STATE OF CA
COUNTY OF Los Angeles

Before me, Wayne A. Joseph Jr. Notary Public of the state and county mentioned, personally appeared Matthew Alper, Authorized Signer of Pacific RBLF REO, LLC, 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 Authorized Signer of Pacific RBLF REO, LLC, the within named bargainor, a Limited Liability Company, and that such Matthew Alper, Authorized Signer of Pacific RBLF REO, LLC as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in LA, this 8th day of February, 2024.

Wayne A. Joseph Jr.
Notary Signature

Printed Name: Wayne A. Joseph Jr

My commission expires: 6/11/2024

WAYNE A. JOSEPH JR.
Notary Public - California
Los Angeles County
Commission # 2329546
My Comm. Expires Jun 11, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 2/8/24.

Affiant Signature – Joshua A. Terry

2/12/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/12/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27