Karen Johnson Davidson County
Batch# 1131895 DEEDWARR
05/07/2024 01:13:30 PM 6 pgs
Fees: $33.00 Taxes: $8,140.00
20240507-0033605

This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Ave, Ste 1550
Nashville, Tennessee 37203
Attn: Mollie Gass, Esq.

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
RLG GROUP LLC c/o Lamb & Kawakami, LLP 1229 Ave I, Suite 110 Redondo Beach, CA 90277 Attn: Kevin J. Lamb, Esq.	Same Address as New Owner.	Parcel ID: 10408027900

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **ONE HUNDRED PERCENT LLC**, a Tennessee limited liability company (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **RLG GROUP LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of May, 2024.

GRANTOR:

ONE HUNDRED PERCENT LLC,
a Tennessee limited liability company

By: _____
Name: Ken Royer
Title: CEO

STATE OF TENNESSEE

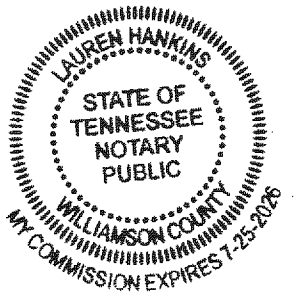
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Ken Royer, the CEO of One Hundred Percent LLC, a Tennessee limited liability company, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purposes therein expressed and contained, by signing his/her name, as the CEO of One Hundred Percent LLC, a Tennessee limited liability company.

Witness my hand and official seal this 6th day of May, 2024.

My Commission Expires:
7/25/26

Lauren Hankins
Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,200,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 10th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 11/8/27

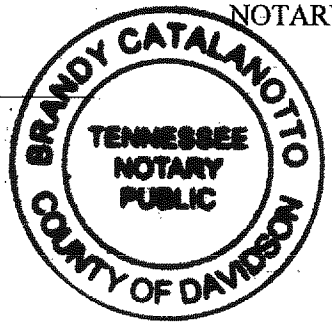


Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of O.H. Shields Subdivision of Lots 44, 55, 57, & 69 in O. B. Hayes Rokeby Addition, of record in Plat Book 161, Page 158, at the Register's Office for Davidson County, Tennessee and being more particularly described according to a survey dated September 10, 2012 by R. Scot Cherry, TRLS No. 1512, as follows:

Beginning at an existing iron rod in the westerly right-of-way line of 17th Avenue South, at a corner common with the property of Bonnie L. Hancock, as of record in Deed Book 10576, Page 128, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing 658,068.71; Easting 1,733,622.75 on the State Plane Coordinate System;

Thence with the westerly right of way line of 17th Avenue South, South 09° 16' 29" West, a distance of 55.00 feet to an existing pk nail at a corner common with the property of KL Rental, LLC, as of record in Instrument No. 20061027-0133673, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right of way line of 17th Avenue South with the northerly property line of KL Rental, LLC, North 81° 35' 47" West a distance of 157.93 feet to an existing iron rod in the easterly right of way line of Alley Number 442, 15 feet in width;

Thence with the easterly right of way line of Alley Number 442, North 09° 14' 05" East a distance of 55 feet to an existing iron rod, at a corner common with the property of Bonnie L. Hancock;

Thence leaving the easterly right of way line of Alley Number 442 with the southerly property line of Bonnie L. Hancock, South 81° 35' 47" East 157.97 feet to the point of beginning.

Containing 8,686 square feet or 0.199 acres more or less.

Being the same property conveyed to One Hundred Percent, LLC, a Tennessee limited liability company, by Warranty Deed from Martin, Allbee, Miller, Bryan & Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20220302-0023749, Register's Office for Davidson County, Tennessee, dated February 18, 2022, and recorded on March 2, 2022

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2024, a lien not yet due and payable.

Tennessee Certification of Electronic Document

I, Al Frazier, do hereby make oath that I am a licensed attorney and/or 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 May 6, 2024 (date of document).

Affiant Signature

May 6, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6th day of May, 2024.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON