Name and Address of New Owner:
RAH Ventures LLC
703 S 15th St
Nashville, TN 37206

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1134419 DEEDWARRSP
05/14/2024 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,208.35
20240514-0035299

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 069-01-0A-021-00

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **512 Weakley Avenue, LLC, a Tennessee limited liability company** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **RAH Ventures LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 21, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Cato Cottages, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210318-0036188, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, and further Amended in Instrument No. 20210901-0117737, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 512 Weakley Avenue, LLC by QuitClaim Deed from Guerrier Development, LLC, recorded on April 4, 2023 and of record as Instrument No. 20230404-0024397, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Guerrier Development, LLC, a Tennessee limited liability company by Warranty Deed from Doris J. Francois, unmarried of record as Instrument No. 20170801-0078061 in the Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 1, 2017.

For Information Only: Being Parcel No. 069-01-0A-021-00
Being also known as 317 Sophia Rain Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 26th day of April, 2024.

512 Weakley Avenue, LLC

By: _____
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of 512 Weakley Avenue, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of 512 Weakley Avenue, LLC, by himself as Authorized Agent.

Witness my hand, at office, this 26th day of April, 2024.

_____
Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $596,850.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26th day of April, 2024.

_____
Notary Signature
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202405140035299

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/26/24

Affiant Signature

5/9/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of May, 2024

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY