WARRANTY DEED

Karen Johnson
Batch # 1143751
06/05/2024 02:18:44 PM
Fees: $13.00 Taxes: $2,774.63

Davidson County
DEEDWARR
2 pgs

20240605-0042134

B-JR-24-2106B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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)
James Michael Shelton and Katherine C. Lacy	Legacy Home Loans, LLC	
(NAME)	(NAME)	
2106 B Carter Ave	1036 Stearman Drive, Ste 6	**083-03-0H-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	White House TN 37188	
(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, **R&G REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE C. LACY AND JAMES MICHAEL SHELTON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 No. B on the Plan of , a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230518-0037341, 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 Nancy Jean Meadows, a single person by Warranty deed from Juanita Jane Jacobs, a widow of record in Book 8771, page 739, Register's Office for Davidson County, Tennessee, dated October 30, 1992 and recorded on October 30, 1992. The said Nancy Jean Meadows having since died on August 06, 2010.

Being a portion of the same property conveyed to Sharron Napper by Quitclaim Deed from Donald Lee Lambert, Randall Lee Lambert, Thomas Ray Lambert and Sharron Napper of record in Instrument No. 20101105-0089073 Register's Office for Davidson County, Tennessee, dated October 22, 2010 and recorded on November 05, 2010.

Being a portion of the same property conveyed to R&G Realty, LLC, a Tennessee limited liability company by Warranty Deed from Sharron Yevonne Watson F/K/A Sharron Napper, a married woman of record in Instrument No. 20230414-0027416 Register's Office for Davidson County, Tennessee, dated April 13, 2023 and recorded on April 14, 2023.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 153, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20230518-0037341, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20230601-0041311, 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: **2106 B Carter Ave, Nashville, Tennessee 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 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 3rd DAY OF JUNE, 2024.

R&G Realty LLC, a Tennessee limited liability company

BY: _____
Joseph M. Roberts, III
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, 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 AUTHORIZED AGENT of R&G REALTY LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of June, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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