Karen Johnson Davidson County Batch# 1146807 DEEDWARR 06/13/2024 01:13:30 PM 3 pgs Fees: $18.00 Taxes: $2,867.50 20240613-0044381	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Rutherford The actual consideration or value, whichever is greater, for this transfer is $775,000.00. Affiant Subscribed and sworn to before ~~me~~, this 10 day of June, 2024. Notary Public My commission expires:
(Notary Stamp)	

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Ryan Demarquette and Jena Demarquette	New Owner	071-11-0-542.00
1428 Meridian Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Top R and A Development LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Ryan Demarquette and Jena Demarquette

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 1 and Lot 2 of the Final Plat of Kenneth Ray Cox Property, as of record in Instrument No. 20220215-0017558 of Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Red River Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Kenneth Ray Cox, an unmarried man of record in Instrument No. 20220228-0022093 Register's Office for Davidson County, Tennessee, dated February 25, 2022 and recorded on February 28, 2022.

Being the same property conveyed to Top R and A Development, LLC, a Tennessee Limited Liability Company by Warranty deed from Red River Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220606-0064776 Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on June 06, 2022.

This is improved property known as **1428 Meridian Street, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10 day of June, 2024.

Top R and A Development LLC, a Tennessee limited liability company

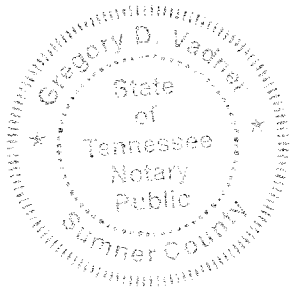
Reginald McKeever – Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Reginald McKeever, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be Sole Member (or other officer authorized to execute the instrument) of Top R & A Development, the within named bargainor, a Tennessee limited liability company, and that they as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by them as Sole Member.

Witness my hand and official seal this 10 day of June, 2024.

Notary Public
My Commission Expires: 3.23.27



Lenders Title Company File No. 24-000507-626

Certificate of Authenticity

I, Amanda Maynor, 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

June 10, 2024.

Date

Amanda Maynor

Affiant Signature

June 13, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of June, 2024.

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON