Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1187147
09/27/2024 09:37:39 AM
Fees: $13.00 Taxes: $7,030.00

Davidson County
DEEDWARR
2 pgs

20240927-0074960

Lenders Title Company File No. 24-001606-524

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of September, 2024.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
RBCC Ridge, LLC	New Owner	145-06-0-012.00
1335 Otter Creek Drive		
Nashville, TN 37215		

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,

Larry Carter, Trustee of the Wanda Sue McCall Legacy Trust

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

RBCC Ridge, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), their 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 No. 27 on the Plan of Laurel Ridge, Section Three of record in Plat Book 3600, Page 9, 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 the same property conveyed to M. V. Oakley, Trustee by Warranty Deed from Carl E. Swaney and wife, Dorothy J. Swaney of record in Book 9509, page 814, Register's Office for Davidson County, Tennessee, dated October 31, 1994 and recorded on November 02, 1994.
Being the same property conveyed to Sue D. McCall by Quitclaim Deed from Millard V. Oakley, as Trustee of record in Book 10064, page 540, Register's Office for Davidson County, Tennessee, dated March 14, 1996 and recorded on May 29, 1996.
Being the same property conveyed to Larry Carter, as the Trustee of the Wanda Sue McCall Legacy Trust dated January 15, 2021 by Quitclaim Deed from Sue D. McCall, also known as Wanda Sue McCall of record in Instrument No. 20210121-0009348 Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on January 21, 2021.

This is improved property known as **1833 Laurel Ridge Dr, Nashville, TN 37215.**

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, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they 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 themselves, their 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 26th day of September, 2024.

The Wanda Sue McCall Legacy Trust

By: Larry Carter

Larry Carter - Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Larry Carter - Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of the Wanda Sue McCall Legacy Trust for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2024.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

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