Karen Johnson Davidson County
Batch# 1190791 DEEDWARR
10/07/2024 11:53:30 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20241007-0077754

20241354R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this the 30th day of September, 2024. Notary Public My commission expires: 10-25-26

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
RCR Property Ventures, LLC	Investor Mortgage Finance LLC	136-14-0-137.00
532 Bluewater Drive	1905 Kramer Ln, Ste. B700	
Nashville, TN 37217	Austin, TX 78758	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mihai Indrei and Christina Marie Indrei, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RCR PROPERTY VENTURES, LLC, an Arizona Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Castlegate Subdivision, Section 2-A, Revised of record in Plat Book 5200, Page (s) 9 and 10, 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 Mihai Indrei and Christina Marie Indrei, husband and wife by Warranty Deed from Alberto Meneces, an unmarried man of record in Instrument No. 20210430-0058388 Register's Office for Davidson County, Tennessee, dated April 26, 2021 and recorded on April 30, 2021.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 532 Bluewater Drive, Nashville, TN 37217.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 27 day of September, 2024:

Mihai Indrei

Christina Marie Indrei

STATE OF ~~TENNESSEE~~ Maryland)
) INDIVIDUAL
COUNTY OF ~~WILLIAMSON~~ Frederick) ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Mihai Indrei and Christina Marie Indrei, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

LESLIE ANDERSON
Notary Public - State of Maryland
Washington County
My Commission Expires May 29, 2026

Witness my hand, at office, this the 27 day of September, 2024.

My Commission Expires: 05-29-2026

Notary Public

True Copy Certification

I, Yvette Meldrum, 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 Oct. 7, 2024.

Affiant Signature

Oct. 7, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 7 day of Oct. 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2026