Karen Johnson Davidson County
Batch# 1196977 DEEDWARR
10/23/2024 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20241023-0082241

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-3-28
(AFFIX SEAL)

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
RSRM, LLC, a Tennessee limited liability company	RSRM, LLC, a Tennessee limited liability company	145-04-0-037.00
(NAME)	(NAME)	
4121 Hillsboro Rd, Ste 300	4121 Hillsboro Rd, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stefan Baskin, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **RSRM, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, on the FINAL PLAT OF LOT 7 & 8, PLAN OF LEALAND MANOR THIRD ADDITION, of record in Instrument No. 20100715-0055635, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Stefan Baskin, a single man, by Warranty Deed dated 08/03/2021 from Bryan Howard, Trustee of the OL1049 Trust dated June 2, 2021, of record in Instrument No. 20210805-0105513, as corrected in Instrument No. 20240812-0060294 , Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bryan Howard, Trustee of the OL1049 Trust dated June 2, 2021, by Warranty Deed dated 06/04/2021 from David T. Karzon, Jr. and Elizabeth Urban Karzon, Co-Trustees of the Karzon Family Trust and David T. Karzon, Jr. and Elizabeth Urban Karzon, Estate of Allaire Urban Karzon, of record in Instrument No. 20210608-0076596, as corrected in Instrument Nos. 20210802-0103459 and 20240812-0060293, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Matters shown on plat of record in Instrument No. 20100715-0055635, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6518, Page 807, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1049 Overton Lea Road, Nashville, TN 37220
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their successors 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.

Effective the 22 day of October, 2024.

Stefan Baskin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Stefan Baskin, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of October, 2024.

Notary Public

Printed Name: the undersigned

My Commission Expires: 8/10/25

Donald R. Bartlett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 22 day of October, 2024.

K. Thomas Sidwell
Date: 10/22/2024

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 22 day of October, 2024.

Notary Public
My Commission Expires: 1-21-26

