WARRANTY DEED

Karen Johnson Davidson County
Batch# 1206815 DEEDWARR
11/20/2024 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20241120-0090005

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF November, 2024

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Harvest & Homes Tennessee, LLC	SEND TAX BILLS TO: new owner	
(NAME)	(NAME)	
6680 Rolling hills Rd	(ADDRESS)	
(ADDRESS) Vista, CA 92081		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE, HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RK Junior Contracting Services LLC**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Harvest & Homes Tennessee, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I - 0 Forest Park Rd, Madison, TN 37115 - M&P 04313043700 (unimproved)

Being a parcel of land in the First, formerly the Eleventh Civil District, Nashville, Davidson County, Tennessee, as described according to a survey by Barge, Waggoner, Sumner and Cannon, dated February 20, 1985, Job No. 8668-10, bounded on the west by Robin Hood Condominium, Phase One, on the south by Lexington Garden Condominium, and on the north by Madison Little League Baseball, Inc., more particularly described as follows:

Beginning at a point in the northeast corner of said Phase One Robin Hood, 980.00 feet from the easterly margin of Forest Park Road; thence S 86 degrees 08' E, 448.96 feet; thence S 38°04' E, 221.34 feet; thence S 51 degrees 57' W, 355.03 feet; thence N 86 degrees 06' W, 332.71 feet to Phase One; thence with a common line with said Phase One Robin Hood, N 03 degrees 52 'E, 401.63 feet to the point of beginning. Containing 4.51 acres, more or less.

Being the same property conveyed to RK Junior Contracting Services, LLC, a Tennessee limited liability company by Trustee's Deed from Erica R. Johnson, Trustee for Garafola Properties, LLC of record in Instrument No. 20200902-0099686 Register's Office for Davidson County, Tennessee, dated August 31, 2020 and recorded on September 2, 2020.

Parcel II - 406 Lanier Drive, Madison, TN 37115 - M&P 052 02 0 019.00 (improved)

Land in Davidson County, Tennessee, being Lot No. 22, Block E, on the Revised Map of Rainbow Terrace Subdivision of record in Book 1130, page 85, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to RK Junior Contracting Services LLC, a Tennessee limited liability company by Warranty Deed from Kara Gibbs, single, dated August 31, 2020 and recorded September 1, 2020 in Instrument No. 20200901-0099378, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

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 heirs 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 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 hand this 15th day of November, 2024.

RK Junior Contracting Services LLC

By: Ronnie Kelley, Jr., Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Ronnie Kelley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member of **RK Junior Contracting Services LLC** the within named bargainer, and that he as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **RK Junior Contracting Services LLC** by himself as Sole Member.

WITNESS my hand and official seal at office this 15th day of November, 2024.

Notary Public

My Commission Expires: 3.3.2025



Certificate of Authenticity

I, Holly A Mason, 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 11/15/24.

Affiant Signature

11/18/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of November, 2024

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11-3-25