# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Karen Johnson
Batch # 1207736
11/21/2024 03 15 31 PM
Fees $13 00 Taxes $1,258 00

Davidson County
DEEDWARR
2 pgs

20241121-0091228

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **R & G Realty, LLC** | **New Owner** | |
| (NAME) **209 Woodford Place** | (NAME) | **072-09-0-212.00** |
| (ADDRESS) **Nashville, TN 37215** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **WILLIAM LEE RENICK JR. REVOCABLE LIVING TRUST DATED 12/13/31,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **R & G REALTY, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being part of Lot No 23 on the Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for said County, described as follows

Beginning on the northerly margin of Delmas Avenue at a point 40 feet east of the easterly right-of-way line of the L and N Railroad, thence with said Avenue, easterwardly 50 feet, thence northwardly 192 feet; thence westwardly 50 feet to a point 28 feet east of the easterly right-of-way line of said railroad, thence southwardly 192 feet, more or less, to the beginning

Being the same property conveyed to Robbie Elizabeth Buhler by deed from M H Webb and wife, Ida Nell Webb, of record in Book 3401, Page 528, said Register's Office

The said Buhler having since married, is now known as Robbie E Buhler Hicks Burns.

Being the same property conveyed to William L Renick, Jr by Installment Deed from Robbie Elizabeth Buhler, now known as Robbie E Buhler Hicks Burns of record in Book 11595, page 221, Register's Office for Davidson County, Tennessee, dated July 29, 1999 and recorded on July 29, 1999

Being a portion of the same property conveyed to William Lee Renick, Jr., Trustee for the William Lee Renick, Jr Revocable Living Trust Dated 12/13/21 by Quitclaim Deed from William L Renick, Jr , a/k/a William Renick, Jr , a/k/a Bill Renick, Jr , unmarried of record in Instrument No 20220311-0028262 Register's Office for Davidson County, Tennessee, dated March 02, 2022 and recorded on March 11, 2022

This conveyance is subject to
- Taxes for the year 2024, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 33, Register's Office for Davidson County, Tennessee
- Terms Conditions and Easement of record in Book 2346, Page 347, in the Register's Office for Davidson County, Tennessee
- Right of Way Delmas Avenue
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **827 Delmas Avenue, Nashville, Tennessee 37216**

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 hand(s) this the 20th DAY OF NOVEMBER, 2024

William Lee Renick Jr Revocable Living Trust dated 12/13/31

BY _____

William Lee Renick, Jr.
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM LEE RENICK, JR., TRUSTEE of WILLIAM LEE RENICK JR. REVOCABLE LIVING TRUST DATED 12/13/31, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed

Witness my hand and official seal, this the 20th of November, 2024.

_____
Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212