THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 241249556**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $402,000.00. Affiant Subscribed and sworn to before me, this 17th day of January, 2025. Notary Public My Commission Expires: 4-13-25

Karen Johnson Davidson County
Batch# 1230279 DEEDWARR
01/27/2025 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,487.40
20250127-0006009

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner: RCR Property Ventures, LLC 1308 N Avondale Cir Nashville TN 37207	Send Tax Bills To: Ice Lender Holdings, LLC ~~New Owner~~ 31 West 34th Street, Suite 1012 New York, NY 10001	Tax Information: Tax Parcel ID No. 071 01 0 099.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Byrd Property Buyers, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RCR Property Ventures, LLC, an Arizona limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of TRINITY HILLS VILLAGE, SECTION 1 of record in Plat Book 4175, Page 62, in the Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Byrd Property Buyers, LLC, a Tennessee Limited Liability Company, by Special/Limited Warranty Deed from Music City Holdings LLC, a Texas Limited Liability Company, of record in Instrument No. 20240910-0069759, in the Register's Office of Davidson County, Tennessee, dated September 09, 2024 and recorded on September 10, 2024.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, TRINITY HILLS VILLAGE, as recorded in Plat Book 4175, Page(s) 62. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4326, Page 653.

This is improved property located at 1308 N Avondale Cir Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of January, 2025.

Byrd Property Buyers, LLC

Ashley Byrd, Member

By: Ashley Byrd, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Alyson Cimino, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of Byrd Property Buyers, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 17th day of January, 2025.

Notary Public
My Commission Expires: _____

ABBI BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

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 January 17, 2025.

Signature
January 17, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this January 17, 2025

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025