WARRANTY DEED

Karen Johnson Davidson County
Batch# 1254901 DEEDWARR
04/01/2025 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $7,714.50
20250401-0024773

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,085,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KANDLE C. HATCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-22-2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
Daniel T. Heard, Attorney
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RLG Group LLC	NEW OWNER	104-08-0-214.00
(NAME)	(NAME)	
1109 Woodland Street, Box 60346	Same as Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Michael D. Robertson,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RLG Group 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:

LAND in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 11 on the Map of the Subdivision of Lot No. 34, O. B. Hayes Rokeby Additions, of record in Book 146, page 266, Register's Office for said County.

Said part of Lot No. 11 fronts 50 feet on the westerly side of 17th Avenue South formerly Addison Street, and runs back between parallel lines 156 feet to an alley.

Being the same property conveyed to Michael D. Robertson by Warranty Deed dated January 18, 1996, of record in Book 9921, page 327, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MRM Properties, LLC by Quitclaim Deed dated January 30, 1997, of record in Book 10397, page 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael D. Robertson by Quitclaim Deed dated September 19, 2013, of record in Instrument No. 20130924-0100328, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2025, which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the Plan of record in Book 146, Page 266, Register's Office for Davidson County, Tennessee; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1227 17th Avenue South, Nashville, TN 37212

(House Number) (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 GRANTEE, its successors and assigns forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

Witness my hand this 1st day of April, 2025.

GRANTOR:

Michael D. Robertson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of April, 2025, before me personally appeared Michael D. Robertson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office in Brentwood, Tennessee, this 1st day of April, 2025.

Notary Signature
My commission expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

Murfree, Goodman & Rosado, PLLC
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130

Tennessee Certification of Electronic Document

I, Lisa Rosado, 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 4-1-25 (date of document).

Affiant Signature

4-1-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1st day of April, 2025.

Kandes C. Hatcher
Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal:

KANDES C. HATCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES