WARRANTY DEED

Karen Johnson
Batch # 1255961
04/03/2025 10 40 26 AM
Fees $13 00 Taxes $1,072 63

Davidson County
DEEDWARR
2 pgs

20250403-0025350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
William Michael Hagewood	FirstBank	104060A08400CO
(NAME)	(NAME)	
3415 West End Avenue, Unit 808	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Franklin, TN 37064	
(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, **RSS, LLC a Minnesota limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Michael Hagewood, an unmarried man**, hereinafter called the GRANTEE(S), their heirs 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 Unit No 808, as shown on the map entitled the Plan of Continental Condominium, of record in Plat Book 5200, page 399, amended in Book 6135, page 788, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to RSS, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, by deed from PRESTON SRAPP, AN UNMARRIED MAN AND JAMES STAPP, of record in Instrument No 20211129-0156984, dated November 19, 2021, said Register's Office

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 ☒ 3415 West End Avenue, Unit 808, Nashville, TN 37203
(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 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 successors 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

Effective the 1st day of April, 2025

RSS, LLC a Minnesota limited liability company

BY: _____
James R Schaub, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a notary public in and for the state and county aforementioned, James Schaub with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the sole member of RSS, LLC a Minnesota limited liability company and that he as such sole member executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 1st day of April, 2025

_____
Notary Public
My Commission Expires. 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027