WARRANTY DEED

Karen Johnson Davidson County
Batch# 1281975 DEEDWARR
06/06/2025 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250606-0044635

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Katelyn Wilkerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2025.

Kayla Adams
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
RB Investment Properties, LLC	RB Investment Properties, LLC	091-06-0-117.00
(NAME) 7081 Nolen Park Cir	(NAME) 7081 Nolen Park Cir	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville, TN 37135	
(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 considerations, the receipt of which is hereby acknowledged, I/we Du Preez Alderman, LLC, a Tennessee Limited Liability, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto RB Investment Properties, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 32 on the Plan of West Park Addition, as of record in Book 2330, Page 39; Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason M. Alderman and Ninette DuPreez, husband and wife by Warranty Deed from Steven Kenneth Lepley, unmarried, dated 09/25/2015, of record in Instrument No. 20151002-0100634, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DuPreez Alderman, LLC by Quitclaim Deed from Jason M. Alderman and Ninette DuPreez, dated 12/02/2015, of record in Instrument No. 20151202-0121549, Register's Office for Davidson County, Tennessee.

This conveyance is 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) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5821 Carl Place, Nashville, TN 37209
(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(S), his/her/their 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), his/her/their 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 2nd day of June, 2025.

Dupreez Alderman, LLC, a Tennessee Limited Liability Company

Ninette du Preez

Ninette du Preez, Member

Jason Alderman

Jason Alderman, Member

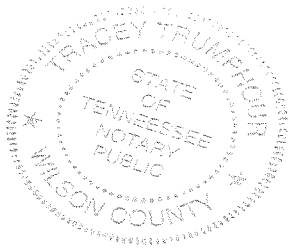
State of Tennessee
County of

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ninette du Preez and Jason Alderman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Members the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Ninette du Preez and Jason Alderman, as such Members.

Witness my hand and Official seal this 2nd day of June, 2025.

Tracey Trumphour

Notary Public:
My Commission Expires: 1.31.29



RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

CERTIFICATE OF AUTHENTICITY

I, Dakotah Harvey do hereby make oath that I am a licensed attorney and/or 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 6-2-25.

Dakotah Harvey
Affiant
Date: June 6th, 25

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 6th day of June, 2025.

Kayla Adams
Notary Public

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-28-2028

My Commission Expires: _____