Karen Johnson
Batch # 1300162
07/21/2025 01 23 35 PM
Fees $13 00 Taxes $4,514 00

Davidson County
DEEDWARR
2 pgs

20250721-0057329

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is $1,220,000 00-

Affiant

Subscribed and sworn to before me this the 15th day of July, 2025

Notary Public
My Commission Expires

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY ~~AND PLEASE RETURN TO~~
Marketplace Title and Escrow, LLC
1880 General George Patton Dr
Suite 107
Franklin, Tennessee 37067

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJ-ORE-25-513

Address of New Owners	Send Tax Bills To	Map Parcel Numbers
Cassandra Cybele Raver 513 South 14th Street, Nashville, TN 37206	NEW OWNER	094-01-0-260

KNOW ALL MEN BY THESE PRESENTS that, **Hart & Home, a Tennessee Limited Liability Company** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever transfer unto **Cassandra Cybele Raver, an unmarried woman** their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, and described as follows.

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Revised Plan of Shelby Village No. One of record in Plat Book 1835, Page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Hart & Home, LLC, A Tennessee Limited Liability Company by Warranty Deed from RJX Partners, LLC, A Delaware Limited Liability Company dated June 28, 2023 and recorded on July 3, 2023 of recorded in Instrument No 20230703-0050486, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to RJX Partners, LLC, A Delaware Limited Liability Company by Warranty Deed from Volstate Realty, LLC, A Tennessee Limited Liability Company dated August 17, 2022 and recorded on August 18, 2022 of recorded in Instrument No. 20220818-0093643, in the Register's Office of Davidson County, Tennessee

This is improved property having a physical address of: 513 South 14th Street, Nashville, TN 37206

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 records, (4) building restrictions, and (5) other matters of public record

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of July, 2025

Hart & Home LLC, a Tennessee Limited Liability Company

By _____ Manager
Thomas Mason Hart, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Managing Member of Hart & Home, a Tennessee limited liability company, and that as such Thomas Mason Hart, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company

Witness my hand and official seal at office at 15th day of July, 2025

_____
Notary Public

Commission Expires 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson