Karen Johnson Davidson County
Batch # 1310191 DEEDWARR
08/14/2025 01:30:12 PM 4 pgs
Fees: $23.00 Taxes: $2,331.00
20250814-0064865

This Instrument Prepared by:
Dillan C. McQueen
Martin, Tate, Morrow & Marston, P.C.
6410 Poplar Avenue, Suite 900
Memphis, TN 38119

GENERAL WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of August, 2025, by and between JACKSON CAPITAL MANAGEMENT, LLC, a Delaware limited liability company (the "**Grantor**"), and LARS RUDSTAM and KIMBERLY SANDERS (collectively, the "**Grantee**").

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

> Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 902 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under the Title 66 Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee including without limitation the By-Laws appended hereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units as shown on Exhibit "E" to the second Amendment to the Master Deed of record under or a more complete identification and description of such unit.
>
> Being the same property conveyed to Grantor by Deed dated January 6, 2017 from MICHAEL HOOD, unmarried, recorded January 10, 2017, at Instrument Number 20170110-0002586, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anyway appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for: (1) Sanitary Sewers and/or Storm Drainage Easement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 7228, page 400 and Book 11112, page 881, Register's Office for Davidson County; (2) Easement granted to Comcast of Nashville I, LLC as contained in Instrument Number 20160301-0019392, Register's

Office for Davidson County, Tennessee; (3) Quitclaim Deed to Homeowners Association as contained in Instrument Number 20061229-0161139, Register's Office for Davidson County, Tennessee; (4) Charter for Homeowners Association as contained in Instrument Number 20051216-0151344, Register's Office for Davidson County, Tennessee; (5) Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20051221-0153160, Instrument Number 20051228-0155671, Instrument Number 20060518-0058640 and Instrument Number 20090109-0002382, Register's Office for Davidson County, Tennessee; and (6) 2025 Davidson County and City of Nashville property taxes liens not yet due and payable which have been prorated at closing, and taxes for subsequent years which the Grantee hereby assumes and agrees to pay.

The property herein-described was never a marital residence for Grantor and is not subject to homestead rights by any Grantor spouse.

WITNESS the signature of Grantor to be effective on the day and year first above written.

[SIGNATURE AND NOTARY PAGES TO FOLLOW]

GENERAL WARRANTY DEED
[SIGNATURE AND NOTARY PAGE]

JACKSON CAPITAL MANAGEMENT, LLC,
a Delaware limited liability company

By: Alan Garner, Member
Alan Garner, Member

STATE OF Wyoming
COUNTY OF Teton

Before me, the undersigned Notary Public within and for said County and State, duly commissioned and qualified, personally appeared Alan Garner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized Member of Jackson Capital Management, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company as such Member.

WITNESS my hand and Notarial Seal at office this 7th day of August, 2025.

Notary Public

My Commission Expires: 09/16/2027

[affix seal]

PARKER SPAULDING
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 166018
MY COMMISSION EXPIRES: 09/16/2027

*****Recording Data*****

Owner:	**Property Address:**	**Mail Tax Bills To:**
LARS RUDSTAM and KIMBERLY SANDERS 1714 Piccadilly Dr Charlotte NC 28211	902 1st Avenue North Nashville, Tennessee 37201	The Loan Store 6340 N Campbell Ave #100 Tucson AZ 85718
	Tax Parcel ID No.: 082-14-0A-039.00	

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this property transfer or value of the property transferred, whichever is greater, is $630,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12 day of August, 2025.

Notary Public

My Commission Expires: 02/14/2026

[affix seal]

TERESA T WEEKS
My Commission Expires
NOTARY PUBLIC
February 14, 2026
MECKLENBURG COUNTY, NC