Karen Johnson Davidson County
Batch# 1316429 DEEDWARR
08/29/2025 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $16,205.63
20250829-0069207

**20251272R**

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-16-2028

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $4,379,900.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this the 18th day of August, 2025.

April Sumruld
Notary Public

My commission expires: 12.19.28

**THIS INSTRUMENT WAS PREPARED BY**
**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **William R. Pollard, IV and Claire Caratan Pollard** | NEW OWNERS | **131-15-0-027.00** |
| **4809 Granny White Pike** | | |
| **Nashville, TN 37220** | | |

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, WE,

**RJR3 Real Estate, LLC, a Texas limited liability company**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**William R. Pollard, IV and Claire Caratan Pollard, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Harpeth Acres, Section I, of record in Plat Book 1424, Page 140, 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 RJR3 Real Estate, LLC. a Texas limited liability company by Warranty Deed from KE Holdings, LLC, a Mississippi limited liability company of record in Instrument No. 20230404-0024456, Register's Office for Davidson County, Tennessee, dated March 24, 2023 and recorded on April 04, 2023.

This transaction is being made for the purpose of winding down the affairs of RJR3 Real Estate, LLC, a Texas limited liability company.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4809 Granny White Pike, Nashville, TN 37220.

[signatures appear on the following page]

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), their heirs and 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), 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 18th day of August, 2025:

RJR3 Real Estate, LLC, a Texas limited liability company

By:_____
Ted Raad, Member

By:_____
Detre Raad, Member

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**STATE OF TENNESSEE** )
)
**COUNTY OF WILLIAMSON** )

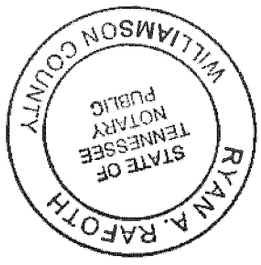
**ENTITY GRANTOR ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Ted Raad and Detre Raad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Members of RJR3 Real Estate LLC, a Texas limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 18th day of August, 2025.

My Commission Expires: 5/13/28

_____
Notary Public



**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 August 18. 2025.

Affiant Signature

28th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

