WARRANTY DEED

Karen Johnson
Batch # 1338876
10/28/2025 08 34 51 AM
Fees $18 00 Taxes $1,480 00

Davidson County
DEEDWARR
3 pgs

20251028-0085484

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

LL-RFR-25-740

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 7-2-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
740 1st Ave N LLC	**Same as New Owner**	
(NAME)	(NAME)	**082-14-0A-114 00-CO**
2130 21st Avenue S.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 consideration, the receipt of which is hereby acknowledged, **RIVERFRONT RENTALS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **740 1ST AVE N LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Real property located in Davidson County, Tennessee and more particularly described as follows

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No 740 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime created under 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 20051228-155671, 200605 18-0058640, 20090109-0002382 and 20150402-0029055 Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No 20051221-0153160, as amended in Instrument No 20051228- 0155671, 20060518-0058640, 20090109-0002382 and 20150402-0029055, said Register's Office for a more complete identification and description of said Unit

Being the same property conveyed to Riverfront Rentals LLC, a Tennessee limited liability company by Quitclaim Deed from James L McCaskill, III, an unmarried man of record in Instrument No 20220114-0006066 Register's Office for Davidson County, Tennessee, dated November 19, 2021 and recorded on January 14, 2022

This conveyance is subject to

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **740 1st Ave N., Nashville, Tennessee 37201**

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 hand(s) this the 22nd DAY OF OCTOBER, 2025

Riverfront Rentals LLC

BY: _____
Justin Fratt
Member

BY: _____
Hannah Fratt
Member

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN FRATT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of RIVERFRONT RENTALS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 22nd of October, 2025

Notarized online using audio-video communication

_____
Notary Public
My Commission Expires 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH FRATT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of RIVERFRONT RENTALS LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 22nd of October, 2025

Notarized online using audio-video communication

_____
Notary Public
My Commission Expires 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires. 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Logan Bell, 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 10/22/2025 (date of document).

Affiant Signature

Date 10/23/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of October, 2025.

Notary Signature

MY COMMISSION EXPIRES: 5/16/29

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY