FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Wilson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$495,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **10/23/2025** Notary Public MY COMMISSION EXPIRES: 10-26-25 (AFFIX SEAL) TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 1346376 DEEDWARR
11/14/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20251114-0090970

MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5232

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AACFL Holdings, LLC, a Limited Liability Company	**CrossCountry Mortgage LLC, ISAOA/ATIMA**	**136-14-0-137.00**
532 Bluewater Drive Nashville, TN 37217	**2160 Superior Avenue Cleveland,OH 44114**	

FOR AND 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, **RCR Property Ventures LLC, an Arizona Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AACFL Holdings, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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. 116 on the Plan of Castlegate Subdivision, Section 2- A, Revised of record in Plat Book 5200, Page (s) 9 and 10, 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 RCR Property Ventures LLC, an Arizona Limited Liability Company by Warranty Deed dated September 27, 2024 from Mihai Indrei and Christina Marie Indrei, husband and wife, recorded October 7, 2024, in Instrument Number 20241007-0077754, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **532 Bluewater Drive, Nashville, TN 37217**
(House Number) (Street) (City, State) (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 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the 22nd day of **October, 2025**.

RCR Property Ventures, LLC

Robert Clarfield, Member

Robert Romanet, Member

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Robert Clarfield and Robert Romanet, whom I am personally acquainted and who upon their oath acknowledged themselves to be the Members of RCR Property Ventures, LLC, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of RCR Property Ventures, LLC.

Witness my hand and official seal on this the 22nd day of **October, 2025**.

TIFFANY MATIK REESE
Notary Public - Arizona
MARICOPA COUNTY
Commission # 682167
Expires January 31, 2029

NOTARY PUBLIC Tiffany Matik Reese
My Commission Expires: January 31, 2029

Tennessee Certification of Electronic Document

I, Tonya Thomas, 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 10-22-25 (date of document).

Tonya Thomas
Affiant Signature

11-14-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 14 day of NOV, 2025.

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/23/26