Karen Johnson Davidson County
Batch# 1415360 DEEDWARR
05/04/2026 01:04:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20260504-0039671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this 4 day of April, 2026.

Notary Public

My commission expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Patricia Payne & Michael Payne	New Owner	082-14-0A-095.00-CO
4153 Meadow View Cir		
Pleasant View, TN 37146		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

R&M Investment, LLC, a Colorado Limited Liability Company

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

Patricia Payne and Michael Payne, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a certain condominium apartment in Davidson County, Tennessee, being Unit No. 950 as specified on the Plat shown in Master Deed, on the Plan of Riverfront Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, in 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 Second Amendment in Instrument No. 20060518-0058640; Instrument No. 20090109-0002382; Appointment of Substitute Trustee of Instrument No. 20101129-0094655 and Instrument No. 20150402-0029055 (Scrivener's Affidavit recorded in Instrument No. 20210923-0128192), Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided

percentage interest in the Common Elements appurtenant thereto, 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 in Exhibit B to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671, and Second Amendment in Instrument No. 20060518-0058640; Instrument No. 20090109-0002382; Appointment of Substitute Trustee of Instrument No. 20101129-0094655 and Instrument No. 20150402-0029055 (Scrivener's Affidavit recorded in Instrument No. 20210923-0128192), said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to R&M Investment, LLC, a Colorado Limited Liability Company, by Warranty Deed from Nevarez-Smith Investments, LLC, an Oklahoma limited liability company, of record in Instrument No. 20211006-0134233, Register's Office for Davidson County, Tennessee, dated September 30, 2021, and recorded on October 06, 2021.

This is [x] improved [ ] unimproved property known as 950 1st Avenue North, Nashville, TN 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their sucessors and assigns, forever.

GRANTOR COVENANTS with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 GRANTOR has hereunto executed this instrument on this the 28 day of April, 2026.

R&M Investment LLC,
a Colorado Limited Liability Company

By: James Reagan
James Reagan, Member

By: Marietta Reagan
Marietta Reagan, Member

STATE OF Colorado
COUNTY OF Larimer

Before me, the undersigned, a Notary Public of said County and State, personally appeared James Reagan and Marietta Reagan, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Members of R&M Investment, LLC, the within named bargainor, a Colorado limited liability company, and that they as such Members executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Members.

Witness my hand and seal, at office in Fort Collins, CO, this 28th day of April, 2026.

Notary Public

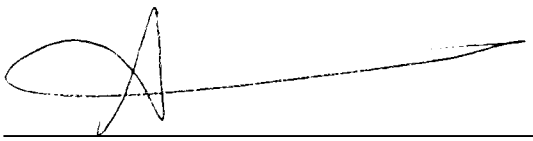
My Commission Expires: 9.5.2028

KATHRYN EB ELISON
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20124045224
MY COMMISSION EXPIRES SEP 5, 2028

Lenders Title Company File No. 26-11142-7524

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 4/28/2026.



Affiant Signature

5/4/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5/4/2026.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal