Karen Johnson Davidson County
Batch # 1440789 DEEDWARR
07/01/2026 09:38:29 AM 2 pgs
Fees: $13.00 Taxes: $4,306.80
20260701-0059333

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64418
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
2922 22nd Ave, LLC 3603 Hampton Ave Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 11706002600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,164,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **RJMD Properties, LLC**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **2922 22nd Ave, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 35, of Block 2 on the Plan of W.V. Davidson's Hillsboro Highlands, Section 2 and 3 of record in Book 843, page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David R. Pickens Jr., and wife, Harriet P. Pickens, by Warranty Deed from Denton C. Haley and wife, Virginia A. Haley, dated May 6, 1983, and recorded on May 11, 1983, of record in Book 6054, page 651, Register's Office for Davidson County, Tennessee. The said David R. Pickens Jr., and Harriet P. Pickens have since died with the said David R. Pickens Jr., predeceasing Harriet P. Pickens. The Last Will and Testament of Harriet P. Pickens of record in Docket No. BP-50 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to the Harriet P. Pickens Living Trust. By Quitclaim Deed dated December 16, 2014, recorded December 23, 2014, of record in Instrument No. 20141223-0117683, said Register's Office, subject property was conveyed to RJMD, LLC. The said RJMD, LLC, has filed Articles of Organization as RJMD Properties, LLC., with the Tennessee Secretary of state and said filing is of record in Instrument No. 20141211-0113377, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 843, page 23, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4058, page 523, said Register's Office.

This is improved property, known as 2922 22nd Avenue S, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of June, 2026.

RJMD Properties, LLC

Robert M. Pickens MEMBER AND CHIEF MANAGER

Robert M. Pickens, Member and Chief Manager

State of Tennessee

County of Davidson

On this 30th day of June, 2026, before me the undersigned authority, personally appeared Robert M. Pickens, Member and Chief Manager of RJMD Properties, LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-12-2030

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,164,000.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2026.

Notary

My Commission Expires: _____

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027