

22001466

3 PGS:AL-WARRANTY DEED
APRIL BATCH: 24190
09/27/2022 - 12:12:25 PM
VALUE 64900.00
MORTGAGE TAX 0.00
TRANSFER TAX 240.13
RECORDING FEE 15.00
DP FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 258.13

## WARRANTY DEED

STATE OF TENNESSEE  
COUNTY OF DAVIDSONTHE ACTUAL CONSIDERATION OR VALUE, WHICHEVER  
IS GREATER, FOR THIS TRANSFER IS \$64,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE  
23RD DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-23  
(AFFIX SEAL)

## THIS INSTRUMENT WAS PREPARED BY

Bankers Title &amp; Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5125-RHR-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Katie Eileen O'Neill and Iskander Hmida	NEW OWNER	PART OF: 027.004.00
(NAME)	(NAME)	
5211 Bridgemore Blvd.		
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Sixty-Four Thousand Nine Hundred And No/100 Dollars (\$64,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, RHRTNLP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO KATIE EILEEN ONEILL AND ISKANDER HMIDA, BOTH UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN VAN BUREN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as Tract 38, Ranches at Hidden River Preserve, Rock Island, TN 38581

(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness Grantor's hand this the 22 day of September, 2022.

RHRTNLP, LLC

By: Atlantic Land & Lakes Management, LLC, Its Manager

BY: [Signature]

Zack McJunkin, Authorized Agent

STATE OF Florida

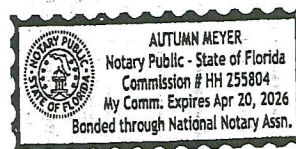
COUNTY OF Duval

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Zack McJunkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Atlantic Land & Lakes Management, LLC, Manager of RHRTNLP, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing as Authorized Agent on behalf of Atlantic Land & Lakes Management, LLC, Manager of RHRTNLP, LLC.

Witness my hand and official seal this 22 day of September, 2022.

My Commission expires: 4.20.26

[Signature]  
Notary Public





**EXHIBIT A**  
**LEGAL DESCRIPTION**

Beginning at a point in the center of a 50' Access and Utility Easement, being located S85°21'35"E a distance of 2332.86' from a ½" rebar (old) at a southeast corner of Mary, Fred Jr, Dwight and Sandra Rigsby (WDB:27U PG:660); thence severing RHRTNLP, LLC (RB:117 PG:356) and with the center of a 50' Access and Utility Easement S36°06'15"E a distance of 50.26'; thence S44°07'36"E a distance of 53.51'; thence S53°08'48"E a distance of 64.69'; thence S53°08'48"E a distance of 56.53'; thence S55°48'39"E a distance of 57.03'; thence leaving a 50' Access and Utility Easement and continuing to sever RHRTNLP, LLC S17°01'04"W a distance of 26.17' to a ½" rebar (new) in the west margin of a 50' Access and Utility Easement; thence S17°01'04"W a distance of 604.07' to a ½" rebar (new) in a north line of Kevin Hillis (RB:115 PG:370); thence with a north line of Kevin Hillis and a fence N84°30'52"W a distance of 335.60' to a point in a fence, being a northwest corner of Kevin Hillis and a northeast corner of Walter and Madalyn Hillis (WDB:10J PG:232); thence leaving Kevin Hillis and with a north line of Walter and Madalyn Hillis and a fence N83°16'32"W a distance of 23.73' to a ½" rebar (new); thence leaving Walter and Madalyn Hillis and severing RHRTNLP, LLC N23°46'17"E a distance of 792.32' to a ½" rebar (new) in the west margin of a 50' Access and Utility Easement; thence N23°46'17"E a distance of 28.90' to the beginning. Containing 5.010 acres, more or less, as surveyed by Allen Maples Land Surveying, 38 Mayberry Street, Sparta, Tennessee, 38583, Allen Maples Jr. R.L.S. #2171, on May 25, 2022.

Subject to a 50' Access and Utility Easement, of record in Record Book RB 120, page 835, Register's Office for Van Buren County, Tennessee.

Declaration of Protective Covenants, Conditions and Restrictions of The Ranches at Hidden River Preserve Subdivision of record in Record Book 120, page 617, Register's Office for Van Buren County, Tennessee.

Being part of the same property conveyed to RHRTNLP, LLC, a Florida Limited Liability Company, by deed from Donnie Mark Sullivan, married, and Christopher Doan Sullivan, unmarried, of record in Record Book RB117, page 356, Register's Office for Van Buren County, Tennessee, dated March 15, 2022.