Bill Garrett Davidson County
Batch# 33085 DEEDWARR
12/04/2017 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $780.70
20171204-0123620

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 16 day of November, 2017, by and between Edward Arnett Gentry Jr., William Gentry, Beverly Gentry, Victory Gentry, and Ashley Gentry, party of the first part, and ~~Cutting Edge Ventures Investments~~ party of the second part. *INOVA, One, LLC, a Wyoming limited liability company

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 7 on the Plan of Chesterfield Place, of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the southerly side of Chester Avenue and runs back 206.5 feet on the westerly line and 211 feet on the easterly line to a dead line on which it measures 50.2 feet.

Being all or part of the same property conveyed to Edward Arnett Gentry and Margaret Gentry by Warranty Deed of record at Book 3894, Page 204 in the Register's Office of Davidson County, Tennessee. Edward Arnett Gentry died on December 31, 1993, leaving Margaret Gentry as the remaining tenant by the entirety.

Margaret Gentry died intestate on October 6, 1998 leaving four children, Edward Arnett Gentry, Jr., William Gentry, Beverly Gentry, and Victory Gentry per Affidavit of Heirship dated February 2, 2002, of record at Instrument No. 20020301-0025956 and Affidavit of Heirship Dated November , 2017 of record at Instrument No. __20171204012361 9__ in the Register's Office of Davidson County, Tennessee. Margaret Gentry had one child that pre-deceased her, by the name of Donald E Gentry.

Donald E Gentry died intestate leaving one daughter, Ashley Gentry per Affidavit of Heirship at Instrument No. 20171204012361 8 in said Register's Office, Tennessee.

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 I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Edward Arnett Gentry Jr.

William Gentry

Beverly Gentry

Victory Gentry

Ashley Gentry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Edward Arnett Gentry Jr., William Gentry, Beverly Gentry, Victory Gentry, and Ashley Gentry, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of November, 2017.

Ashlee D Page
Notary Public

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/10/18

Property Owner & Address: Cutting Edge Venture Investments

Tax Parcel No 07214007800

Property Address: 1110 Chester Ave
Nashville, TN 37206

MAIL TAX
BILLS TO: new owner
1428 Jamnel Mill Rd
Charleston MO 47111

STATE OF TENNESSEE
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $211,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this day of November, 2017.

Notary Public

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

My Commission Expires: 4-11-2020

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON