Karen Johnson Davidson County
Batch# 232573 DEEDWARR
05/21/2019 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20190521-0047856

WARRANTY DEED

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 405903

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF **MAY, 2019.**

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Denny Luong	New Owner	08112018600
(NAME)	(NAME)	
1527 12th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Strong Ventures LLC, a Utah Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Denny Luong, a single man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, and being further described as follows:

In the second ward on the City of Nashville what was formerly the 13th Civil District of said county, beginning at a point in the Westerly margin of 12th Avenue North, formerly Florence Street 76 feet Southerly from the Southeast corner of Lot No. 171 on the addition of the town of McGavock, which is the Southeast corner of a lot heretofore conveyed by R. W. Turner to P. J. and Maggie Rowan; running thence Westerly and with the Southerly line of Rowan lot 154 feet, more or less, to the East margin of an alley; thence Southerly with said alley 47 feet; thence running Westerly and with the fence 154, more or less, to 12th Avenue North, and running thence Northerly 47 1/2 feet along the Westerly margin of 12th Avenue North to the point of beginning at said Rowan's corner.

Being the same property conveyed to Strong Ventures LLC, a Tennessee Utah Limited Liability Company by deed dated December 27, 2018 from Josh Terry, Trustee of The 1527 12th Avenue Trust of record in Instrument No. 20190103-0000715, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1527 12th Avenue North, Nashville, TN 37208
(House Number) (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 my/our hands this 14 day of **May, 2019**.

Strong Ventures LLC, a Utah Limited Liability Company

By: _____ solely as mgr of Strong Ventures LLC
Jason W. Strong, Sole Manager

State of Utah
County of Utah

Personally appeared before me, a notary public in and for the state and county aforementioned, **Jason W. Strong** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Sole Manager of Strong Ventures LLC, a Utah Limited Liability Company** and that he as such **Sole Manager** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Sole Manager.**

WITNESS my hand and seal this 14 day of May, 2019.

Samantha Rasmussen
Notary Public
My Commission Expires: 7-19-2020

NOTARY PUBLIC
SAMANTHA RASMUSSEN
690300
COMMISSION EXPIRES JULY 19, 2020
STATE OF UTAH

File No.: 19-Luong

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

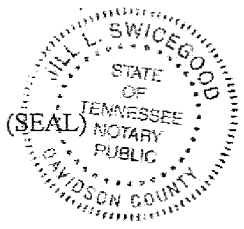
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900