Record & Return to:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6546

Karen Johnson Davidson County
Batch# 378863 DEEDWARR
03/30/2020 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20200330-0033608

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $560,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2020

Notary Public
My Commission Expires: _____

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Chaz Vetter, Timothy R. Coleman, and Theodore Baker, Jr.<br>524 East Iris Dr, Nashville, TN 37204 | Kiva Studios of Nashville, GP<br>524 East Iris Dr, Nashville, TN 37204 | 118-11-0-104 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Shameless Singing Studios, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Chaz Vetter, Timothy Ray Coleman, and Theodore Baker, Jr.**, each holding a one-third interest as tenants in common, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of the re-subdivision of Lots 11, 12 and 13, Berry Hill Gardens, as of record in Instrument No. 20041210-0147345, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Shameless Singing Studios, LLC, a Tennessee limited liability company by Warranty Deed from Keith Stegall Enterprises, Inc., a Tennessee corporation, dated April 10, 2015, recorded April 13, 2015, of record in Instrument No. 20150413-0032586, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2819 Erica Place, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever 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 executed this instrument on this 26th day of March, 2020.

GRANTOR:

Shameless Singing Studios, LLC, a Tennessee Limited Liability Company

By: Elizabeth Haupert, managing member
Elizabeth Haupert, Managing Member

By: Lee N. Jones MANAGING MEMBER
Lee Jones, Managing Member

STATE OF California
COUNTY OF Alameda

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elizabeth Haupert and Lee Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they are the Managing Members of Shameless Singing Studios, LLC, a Tennessee limited liability company, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of March, 2020.

DYLAN CAPADA
COMM. # 2290813
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
MY COMM. EXP. JUNE 1, 2023

Notary Public
My Commission expires: 06/01/2023

# True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

