Karen Johnson Davidson County
Batch# 409651 DEEDWARR
06/03/2020 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $950.90
20200603-0056916

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Shelly Dean Roberts and Blake Foster Roberts 4872 Shihmen Dr. Antioch, TN 37013	Shelly Dean Roberts and Blake Foster Roberts 4872 Shihmen Dr. Antioch, TN 37013	162-04-0-029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **TN Investment Group, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Blake Roberts and Shelly Roberts, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Antioch Park, Section 4 of record in Plat Book 4300, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Hensley Group, LLC, a Tennessee limited liability company of record in Instrument No. 20200203-0011986 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on February 3, 2020.

Being the same property conveyed to TN Investment Group LLC, a Tennessee limited liability by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20200203-0011987 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on February 03, 2020. (Value of consideration shown in aforementioned deed $137,000.00.)

This is improved property commonly known as: 4872 Shihmen Drive Nashville, Tennessee 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of May, 2020.

TN Investment Group, LLC, a Tennessee Limited L
iability Company

By: _____(SEAL)
Robert Fletcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Anderson, of the state and county mentioned, personally appeared Robert Fletcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Member of TN Investment Group, LLC, the within named bargainor, a Limited Liability Company, and that such Robert Fletcher as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, TN, this 27th day of May, 2020.

Taylor Anderson
Notary Signature
My commission expires: 07-02-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $257,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of May, 2020.

Notary Public
My commission expires: 07-03-2023
File No. 2020-150

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

True Copy Certification

I, Matthew Anderson, 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 Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, 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: July 3rd, 2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023