Karen Johnson Davidson County
Batch# 421782 DEEDWARR
06/22/2020 09:28:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20200622-0066288

Name and Address of New Owner and
Send Tax Bills To:
Golden Hour Investments, LLC and Stephanie M. McElvy
1211 Norvel Avenue
Nashville, TN 37216

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 081-10-0-068

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, **Seal Point Properties, 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 **Golden Hour Investments, LLC, a Limited Liability Company and Stephanie M. McElvy,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Lot Number 17 on the Plan of Section One, Normal Heights, of record in Book 2331, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot Number 17 fronts 50.5 feet on the South side of Delk Avenue and runs back 162.5 feet on the west line of 164.2 feet on the east line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Seal Point Properties LLC, a Tennessee Limited Liability Company by Deed dated December 16, 2015 from Maxie Patton, unmarried and Jaron C. Jaggers, married, recorded December 21, 2015, in Instrument Number 20151221-0128174, in the Register's Office for Davidson County, Tennessee.

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 1st day of June, 2020.

Seal Point Properties, LLC, a Tennessee Limited Liability Company

By: _____
Robert Dold, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, Robert Dold, Authorized Signatory for Seal Point Properties, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged hiself to be an Authorized Signatory of Seal Point Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory for the purposes therein contained. This document was notarized pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020 using Zoom as real-time audio-visual communication technology.

Witness my hand and seal this 1st day of June, 2020.

_____
Notary Signature



AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF CHEATHAM

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 $150,000.00, 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 1st day of June, 2020.

Notary Public

File No. 2020-2269-TN

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021