Karen Johnson Davidson County
Batch# 433513 DEEDWARR
07/09/2020 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20200709-0074415

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Emily Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES OCTOBER 2, 2022

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
Jonathan Sharpe and Amber Sharpe	Legacy Home Loans	07213002000
(NAME)	(NAME)	
933 - A McClurkan Avenue	4004 Hillsboro Pike, Ste 216B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37215	
(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, **Grandview Ventures, LLC, a Wyoming Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Sharpe and Amber Sharpe, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page(s) 72 and 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Strong Ventures, LLC by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20190702-0064511, Register's Office for Davidson County, Tennessee, dated June 28, 2019.

Being the same property conveyed to Jason Strong, married by Quitclaim Deed from Strong Ventures, LLC, a Utah Limited Liability Company of record in Instrument No. 20200210-0014860, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grandview Ventures, LLC, a Wyoming Limited Liability Company from Jason Strong, married by deed dated February 19, 2020 of record in Instrument No. 20200304-0023794, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 933 - A McClurkan Avenue, Nashville, TN 37206
(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 2 day of July, 2020.

Grandview Ventures, LLC, a Wyoming Limited Liability Company

X By: _____
Jason Strong, Sole Manager

State of Utah
County of Salt Lake

Personally appeared before me, a notary public in and for the state and county aforementioned, Jason 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 Grandview Ventures, LLC, a Wyoming 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 2 day of July, 2020.

_____
Notary Public
My Commission Expires: _____

File No.: 20-Sharpe

NOTARY PUBLIC
HEATHER ADAMS
COMM. # 704687
COMMISSION EXPIRES
FEBRUARY 19, 2023
STATE OF UTAH

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

