This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 442713 DEEDWARR
07/23/2020 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20200723-0081040

ADDRESS NEW OWNER:
Jennifer Levins
2405 Woodberry Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
~~Mortgagee~~
New Owner

MORTGAGEE

_____
_____
_____, _____ _____

MAP 095
GROUP 11 0
PARCEL 154.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Investment Innovations, LLC, a Wyoming limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jennifer Levins**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 41 on the Plan of Merry Oaks Section II, as of record in Plat Book 2133, page 8, Register's Office for Davidson county, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Investment Innovations, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robert Everett and Pamela Everett, husband and wife, dated January 17, 2020 and filed of record in Instrument No. 20200121-0006709, in the Register's Office for Davidson County, Tennessee. See Scribner Affidavit of Record in Instrument Number 20200722-0080452, said Register's Office.

Said property is transferred subject to the following matters:

1. 2020 taxes and subsequent years.
2. Matters shown on the recorded plat of the Plan of Merry Oaks, Section II, of record in Plat Book 2133, page 8, said Register's Office.
3. Restrictive Covenants contained in instrument of record Book 2096, Page 1, and Book 2338, page 566, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is unimproved property known as 2405 Woodberry Drive, Nashville, Tennessee 37214.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jennifer Levins, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands this the 22nd day of July, 2020.

Investment Innovations, LLC, a Wyoming limited liability company

By: Wayne Faust, authorized member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Wayne Faust,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **authorized member** of **Investment Innovations, LLC, a Wyoming limited liability company,** the within named bargainor, **Wayne Faust,** and that he as such **authorized member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such .

WITNESS my hand and official seal at office this 22nd day of July, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of July, 2020.

NOTARY PUBLIC
My Commission Expires: _____

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner