Karen Johnson Davidson County
Batch# 443379 DEEDWARR
07/24/2020 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20200724-0081393

WARRANTY DEED

BOONE-H20272

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF July, 2020.

(Affix Seal) Notary Public

My Commission Expires: 11/8/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tyler Boone, a single person	~~xNEW OWNERx~~ Broker Solutions dba New American Funding	071.12-0-165.00
800 Chickasaw Avenue	14511 Myford Rd, Ste 100	
Nashville, TN 37207	Tustin, CA 92780	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JOSH NEWMAN VENTURES, LLC, A Delaware Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto TYLER BOONE, A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 65 on the Map of Victory Heights Subdivision, as of record in Book 1130, Page 97, (erroneously shown as Page 57, in prior deed), Register's Office for said County. Said lot fronts 60 feet on the south side of Chickasaw Avenue and runs back between parallel lines 159.5 feet to a deadline.

Being the same property conveyed to Josh Newman Ventures, LLC by Quitclaim Deed from Eva N. Demonbreun, dated 10/3/2019, recorded on 10/7/2019, of record in Instrument 201910070102068, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 800 Chickasaw Avenue, Nashville, Tennessee 37207 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 20th day of July, 2020 :

JOSH NEWMAN VENTURES, LLC, a Delaware Limited Liability Company, By Josh Newman, Sole Member

STATE OF Tennessee

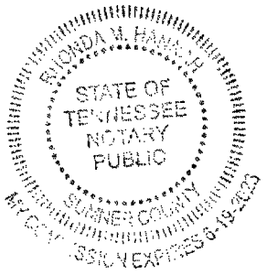
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, Josh Newman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Sole Member** of JOSH NEWMAN VENTURES, LLC, a Delaware Limited Liability Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Josh Newman as **Sole Member.**

Witness my/our hand(s) this 20 day of July, 2020.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202007240081393