Name and Address of New Owner:
Withoutlimitsbiz LLC
5170 Farmridge Ln.
Grand Blanc, MI 48439

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 472109 DEEDWARR
09/09/2020 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200909-0102611

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-14-0-175.00

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, **RenovateTN 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 **Withoutlimitsbiz LLC, a Michigan Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property Located in Nashville, Davidson County, Tennessee, being The Northerly 40 Feet of the Southerly 60 Feet of Lot No. 8 on the Plan of Sharp and Horn's 4th Addition to Nashville, as of record in Plat Book 161, Page 172, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 40 Feet on the Westerly side of North 14 Street, formerly an unnamed street, and runs back between parallel lines 160 Feet to an Alley.

Being the same property conveyed to RenovateTN, LLC by Special Warranty deed from Gordon W. O'Malley and George A. Street, Jr., Both as Alternate/Co-Trustees of the O'Malley Family Trust, of record in Instrument No. 20171101-0112227, Register's Office for Davidson County, Tennessee, dated October 31, 2017 and recorded on November 01, 2017.

Being also known as 1404 North 14th Street, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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

202009090102611

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 ~~2nd~~ 2d day of September, 2020.

RenovateTN LLC, a Tennessee Limited Liability Company

By: _____
Daniel Reeder, Member

By: _____
David Cavallin, Member

State of Tennessee
County of Davidson

Before me, Steven Paul Disser of the state and county mentioned, personally appeared Daniel Reeder, Member and David Cavallin, Member 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 theMember of RenovateTN LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this ~~2nd~~ 2d day of September, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary's Signature
My commission expires: 3/8/21

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 $375,000.00, 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 ~~2nd~~ 2d day of September, 2020.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 3/8/21
File No. 2020-553

202009090102611

Tennessee Certification of Electronic Document

I, Steven Disser (Signer's Name), 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

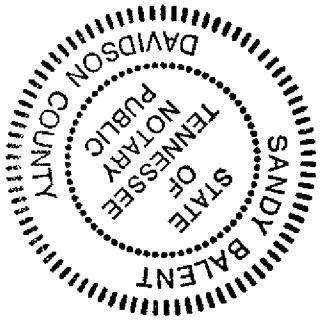
County of Davidson

Personally appeared before me, Sandy Balent (Notary's Name), a notary public for this county and state, Steven Disser (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).