Karen Johnson Davidson County
Batch# 477124 DEEDWARR
09/16/2020 03:12:22 PM 2 pgs
Fees: $13.00 Taxes: $8,325.00
20200916-0106067

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1448

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **IMac Ventures, Inc., a Missouri Corporation**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **April Deboer and David Deboer, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Hillsboro Park Section II, as of record in Plat Book 2331, pages 61 & 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to IMac Ventures, Inc. by deed from Kathleen Wolfington Corbitt N/K/A Kathleen Wenzler, unmarried, dated February 25, 2019, of record in Inst No. 20190226-0017399, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6124 Montcrest Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
April Deboer
6124 Montcrest Drive
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
158-03-0-012.00

WITNESS THE EXECUTION HEREOF this 14th day of September, 2020.

IMac Ventures, Inc., a Missouri Corporation

Authorized Agt

By L. Baird Graham, Authorized Agent

State of Tennessee)
County of Davidson)

On this 14th day of September, 2020, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, L. Baird Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Authorized Agent of the maker, IMac Ventures, Inc., that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of IMac Venture, Inc. as Authorized Agent.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,250,000.00.**

Affiant

Sworn and subscribed before me on this the 14th day of September, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021