WARRANTY DEED

Karen Johnson Davidson County
Batch# 509516 DEEDWARR
11/05/2020 03:33:30 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20201105-0130140

O-KW-20-2517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

PATRICIA D. CAVITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jack L. Goldberg and Julie M. Goldberg	**Jack L. Goldberg and Julie M. Goldberg**	
(NAME)	(NAME)	**092-06-0-477.00**
2517 Batavia St	**28441 Highridge Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Rolling Hills, CA 90274**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CAPITAL INVEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK L. GOLDBERG AND JULIE M. GOLDBERG, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 62 on the Plan of Map of Faulconer & Ashcraft's Subdivision of record in Plat Book 57, Page 121, in the Register's Office for Davidson County, Tennessee,

Said Lot No. 62 fronts 36 feet (erroneously shown as 62 feet on previous deed) on the Southerly side of Batavia Street and runs back between parallel lines 106 feet to an alley.

Being the same property conveyed to Capital Invest, LLC, a Tennessee Limited Liability Company by Warranty deed from Ellen Renee Sanders, an unmarried woman, Shondrea Winn, an unmarried woman, John Winn, Jr., an unmarried man, and Jarvis Turner, an unmarried man of record in Instrument No. 20190508-0043325 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 08, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 121, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2517 Batavia St, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27th DAY OF OCTOBER, 2020.

Capital Invest, LLC, a Tennessee Limited Liability Company

BY:_____
Aziz Ashurov
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aziz Ashurov, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of Capital Invest, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of October, 2020.

_____
Notary Public

My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY