Karen Johnson Davidson County
Batch# 547895 DEEDWARR
01/06/2021 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210106-0002359

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF December, 20 20

Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: InvestSmart TN LLC	SEND TAX BILLS TO: owner at owners	MAP-PARCEL NUMBERS
(NAME) 2700 Charlotte Pk #452	(NAME) address	08311018100
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Countywood Holdings, LLC, an Ohio Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **InvestSmart TN LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 7-A and 7-B on the Plan of Zone Lot Subdivision of Lots 7, 8, 9, 10 & 11, Phase Two of Section Five of Portland Park of record in Plat Book 6250, Page 286, amending Book 5200, Page 415, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Countrywood Hodings, LLC by Quit Claim deed dated _____ of record at Instrument No. 202101060002358 in the Register's Office of Davidson County, TN.

Being previously conveyed to Mark Charles Velligan and Mary Margaret Velligan, Trustees of the Velligan Family Trust dated March 21, 2015 by Quitclaim deed from Mark Charles Velligan and Mary Margaret Velligan, husband and wife ad joint tenants with right of survivorship of record in Instrument No. 20020904-0101214 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on September 04, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Registers office of Davidson County, TN and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 324 Riverside Dr. Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 30 day of December, 2020.

Countrywood Hodings, LLC

By: Mark Charles Velligan, Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On Dec. 30, 2020, before me, Michelle L Bush, Notary Public,

personally appeared Mark Charles Velligan, Mary Margaret Velligan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

MICHELLE L. BUSH
Notary Public - California
Orange County
Commission # 2270466
My Comm. Expires Dec 10, 2022

WITNESS my hand and official seal.

SIGNATURE _____

PLACE NOTARY SEAL ABOVE

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022