Karen Johnson Davidson County
Batch# 563686 DEEDWARR
01/28/2021 04:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,343.10
20210128-0012959

WARRANTY DEED

File #2021013494

JOSEPH C JEFFERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 12-17-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-17-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Inception Investment Group, LLC	NEW OWNER	084-14-0-097.00
LeShawn (NAME) Levell Sims & Sims III	LeShawn (NAME) Levell Sims & Sims III	
203 Theodore Rd. (ADDRESS) Nashville, TN 37214	463 Pointe Sur Ave (ADDRESS) Las Vegas NV 89138	
(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, I/WE, **Daniel P. Dosch,, Sr. and Marie J. Dosch, husband and wife, and Janelle E. Holst and Aaron M. Holst, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Inception Investment Group, LLC**, HEREINAFTER CALLED THE GRANTEES, 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. 63 on the Plan of Walnut Grove of record in Plat Book 2133, Page 87, 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 Daniel P. Dosch, Sr. and Marie J. Dosch, husband and wife, and Janelle E. Holst and Aaron M. Holst, wife and husband by Warranty deed from Lisa Faye Taylor, Unmarried of record in Instrument No. 20150331-0027612 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on March 31, 2015.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 2271, Page 541, in the Register's Office for Davidson County, Tennessee; Water Main of record in Book 2243, Page 29, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **203 Theodore Road, Nashville, TN 37214**
(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 our hands this 26th day of January, 2021.

Janelle E. Holst

Aaron M. Holst

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Janelle E. Holst and Aaron M. Holst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of January, 2021.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Cobb, Walker & Associates, L.P.
131 Walton Ferry Rd.
Hendersonville, TN 37075

Witness our hands this 25 day of January, 2021.

Daniel P. Dosch,, Sr.

Marie J. Dosch

STATE OF FLORIDA
COUNTY OF OKALOOSA

Before me, the undersigned Notary Public, personally appeared Daniel P. Dosch, Sr. and Marie J. Dosch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of January, 2021.

Commission expires:

GELIN VICENTE SHELLEY
Notary Public - State of Florida
Commission # GG 230800
My Comm. Expires Oct 15, 2022
Bonded through National Notary Assn.

Notary Public

Signatures continue on next page

True Copy Certification

I, James Cobb, 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 Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] 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: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY