Karen Johnson Davidson County
Batch# 566156 DEEDWARR
02/02/2021 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210202-0015041

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 $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OFJANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/05/2021

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: RAJA Properties, LLC	SEND TAX BILLS TO: owner at owners address	MAP-PARCEL NUMBERS
(NAME) 132 Shorecrest Circle	(NAME)	08311018100
(ADDRESS) Hendersonville, TN 37075	(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, **InvestSmart TN LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **RAJA Properties, 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, and 11, Phase Two of Section Five of Fortland 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 previously conveyed to Invest Smart TN LLC by Warranty deed dated December 30, 2020 at Instrument No. 20210106000023591 in the Register's Office of Davidson COunty, TN. Being previously conveyed to Countrywood Holdings, LLC by Quit Claim Deed dated December 30, 2020 of record at Instrument No. 20210106000023581 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.

Being a portion of the same property previously conveyed to Mark Charles Velligan and Mary Margaret Velligan, husband and wife as joint tenants with right of survivorship by Quitclaim deed from Mark Charles Velligan and Mary Margaret Velligan, Trustees of the Velligan Family Trust dated March 21, 2015 of record in Instrument No. 20200429-0044667 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on April 29, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's 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 4th day of January, 2021

InvestSmart TN LLC

Member

By: Jimmie Adams, IV, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cari Allen, a Notary Public of said County and State, personally appeared Jimmie Adams, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of InvestSmart TN LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of InvestSmart TN LLC by himself as member.

WITNESS my hand and official seal at office this 4th day of January, 2021

Notary Public

My Commission Expires: 7-5-21

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

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