21-1-023

Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 576461 DEEDWARR
02/24/2021 12:22:18 PM 3 pgs
Fees: $18.00 Taxes: $7,215.00

20210224-0022979

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 11 day of February, 2021 by and between Southpaw Events, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Act On, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Situated in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Chaffin Subdivision No. 4, of record in Plat Book 9700, page 879, 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 Southpaw Events, LLC, a Tennessee limited liability company, by Warranty Deed, from John Perry Chaffin, dated December 28, 2016, recorded December 29, 2016, of record in Instrument No. 20161229-0136685, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 8204 Highway 100, Nashville, TN 37221

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Southpaw Events, LLC, a Tennessee limited liability company

By: _____
Norma Acton, Member

LIMITED LIABILITY COMPANY
STATE OF [redacted]E Florida
COUNTY OF St. Johns

Before me, Cody VanZante, a Notary Public of said State and County aforesaid, personally appeared **Norma Acton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Member of **Southpaw Events, LLC**, the within named bargainor, a limited liability company, and that she as such Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as Member.

Witness my hand and seal, at office in _____, this the 11th day of February, 2021.

_____
Notary Public
My Commission Expires: 09.16.24

Cody Van Zante
Notary Public
State of Florida
Comm# HH043370
Expires 9/16/2024

Name and Address of Property Owner:
Act On, LLC
1066 Vaughn Crest Drive, Franklin, TN 37069

Send Tax Statements to:
Act On, LLC
1066 Vaughn Crest Drive, Franklin, TN 37069

Map & Parcel: 155 00 0 204.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $1,950,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 17th day of February, 2021.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

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