This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $439,000.00.

Affiant

Karen Johnson Davidson County
Batch# 598725 **DEEDWARR**
03/23/2021 01:57:39 PM 2 pgs
Fees: $13.00 Taxes: $1,624.30

20210323-0038339

Subscribed and sworn to before me, this 23rd day of March, 2021.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
SHANIKA MADDOX	NEW OWNER	09708010200
4124 HELENA BAY COURT		
HERMITAGE, TN 37076		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLOUD9 VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to **SHANIKA MADDOX, AN UNMARRIED WOMAN, AND JORDAN SHANKLIN, AN UNMARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their successors 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. 4 ON THE PLAN OF FINAL PLAT, LAKE PARK, SECTION TWELVE, OF RECORD IN PLAT BOOK 8250, AGE 804, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CLOUD9 VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM SANAZ KIANI, DATED JULY 17, 2020, RECORDED JULY 28, 2020, OF RECORD IN INSTRUMENT NO. 20200728-0082555, DAVIDSON COUNTY REGISTER OF DEEDS.

FURTHER BEING THE SAME PROPERTY CONVEYED TO SANAZ KIANI BY QUITCLAIM DEED FROM FAROKH FANI, DATED APRIL 9, 2013, RECORDED APRIL 9, 2013, OF RECORD IN INSTRUMENT NO. 20130409-0035173, DAVIDSON COUNTY REGISTER OF DEEDS.

BEING THE SAME PROPERTY CONVEYED TO FAROKH FANI, BY WARRANTY DEED, FROM PAMELA KIANI AND HUSBAND, SAEID KIANI, DATED MAY 19, 2008, AND RECORDED MAY 29, 2008, OF RECORD IN INSTRUMENT NO. 20080529-0054705, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is improved property known as 4124 HELENA BAY COURT, HERMITAGE, TN 37076.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 23RD day of MARCH, 2021.

CLOUD9 VENTURES, LLC

BY: _____
SAEID KIANI, AUTHORIZED SIGNATORY

Acknowledgement

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAEID KIANI, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained and that s/he is the AUTHORIZED SIGNATORY of CLOUD9 VENTURES, LLC, and as the AUTHORIZED SIGNATORY of CLOUD9 VENTURES, LLC has authority to so act.

Witness my hand and seal this 23RD day of MARCH, 2021.

_____
Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON