Box 14
34468-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 609224 DEEDWARR
04/07/2021 10:30:50 AM 3 pgs
Fees: $18.00 Taxes: $962.00

20210407-0045729

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2021.

Notary Public

My commission expires: 12/14/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian Chester	**OWNER**	**Map 133-03-0 Parcel 067.00**
P O Box 61		
Pegram, TN 37143		

FOR AND IN 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,

Goldrich Mastermind, Inc., a California corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Chester, unmarried

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:

Being the Southeastern part of Lot No. 8 on the Map of the Subdivision of Mrs. Bettie Smith's property on Antioch Pike, of record in Book 843, Page 59, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darryl L. Griffin and Niyah E. Griffin by Deed dated January 26, 2000 from Secretary of Housing and Urban Development, of record in Instrument No. 20000202-0010967, Register's Office for Davidson County, Tennessee, and further to Goldrich Mastermind, Inc., a California corporation, by Warranty Deed dated March 30, 2021 from Darryl L. Griffin and Niyah E. Griffin, of record in Instrument No. 20210405-0043739, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 843, Page 59, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **3205 Glencliff Road, Nashville, TN 37211**

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 its hand by its duly authorized officer this **31st** day of **March, 2021.**

Goldrich Mastermind, Inc., a California corporation

By: _____
Shirin Mirkarimi, Secretary

STATE OF CALIFORNIA)
COUNTY OF Orange **)**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Shirin Mirkarimi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of Goldrich Mastermind, Inc., a California corporation, within named bargainor, a corporation, and that she as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **March, 2021.**

_____
Notary Public

My Commission Expires:___ _____

PLEASE SEE ATTACHED
NOTARY CERTIFICATE
03/31/2021

ACKNOWLEDGMENT

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 March 31, 2021before me, PAUL MORENO CASTANEDA/NOTARY PUBLIC
(Insert name and title of the officer)

personally appeared Shirin Mirkarimi, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, as Secretary of Goldrich Mastermind, Inc., a California corporation, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

(seal)

PAUL MORENO-CASTANEDA
COMM...2212348
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. September 1, 2021

Notary Public

My commission expires: 09/01/2021