20-3370

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **200,000.00**.
Karen Johnson Davidson County Batch# 615052 **DEEDWARR** 04/14/2021 02:30:28 PM 2 pgs Fees: $13.00 Taxes: $740.00 20210414-0049861	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 03/26/2021 Notary Public MY COMMISSION EXPIRES: 10/30/24 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #20-3370

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Keller Ventures, LLC	**Same as new owner**	**72-060-382.00**
(NAME) **2206 21st Ave. South**	(NAME)	
(ADDRESS) **Nashville, TN, 37212**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Aja Real Estate Investments LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Keller Ventures, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 12 on the Plan of the Keller Subdivision of The Maxey Home Place, of record in Plat Book 421, Page 86, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aja Real Estate Investments LLC by Deed dated May 18, 2020 from Danny L. Talley, recorded May 22, 2020, in Instrument Number 20200522-0053514, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **0 Scott Avenue, Nashville, TN 37216**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **March, 2021**.

Aja Real Estate Investments LLC

Jerome O. Manning, President

Angela L. Ligon-Manning, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Jerome I. Manning and Angela L. Ligon-Manning, whom I am personally acquainted and who upon their oath acknowledged themselves to be the President and Secretary and they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Aja Real Estate Investments, LLC.

WITNESS my hand and official seal this 26 day of March, 2021.

NOTARY

MY COMMISSION EXPIRES: 10/30/24

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY