WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 276,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2021.

Notary Public

COMMISSION EXPIRES: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 617185 DEEDWARR
04/16/2021 02:44:09 PM 2 pgs
Fees: $13.00 Taxes: $1,021.20

20210416-0051414

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
InnoVestments, LLC	NEW OWNER	081-02-0-171
(NAME)	(NAME)	
2312 24th Avenue North	806 4th Avenue N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37210	
(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, I, **Miss Jenny's Boarding House, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **InnoVestments, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, 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. 144 on the Plan of Buena Vista Heights of record in Book 161, page 19, erroneously referred to as Book 161, page 1 in prior deed of record, Register's Office for Davidson County, Tennessee.

Said Lot No. 144 fronts 50 feet on the east side of Dudley Avenue, now 24th Avenue North, and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Miss Jenny's Boarding House, LLC, a limited liability company by Quitclaim Deed from Weatherford Enterprises I, LLC, a Tennessee limited liability company of record on May 19, 2017 as Instrument No. 20170519-0050058, and corrected as Instrument No. 20201013-0118966, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2312 24th Avenue North (House Number) (Street) | Nashville, TN (P.O. Address) (City or Town)(State) | 37208 (Postal Zip)

return to
Rudy Title
2002 21st Ave S
Nashville, TN 37212
JM-SB-VLES 20 2312

File No.: 3896-21
Warranty Deed Individual eRec LES rev. 09-2018

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; 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, successors 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 our hands this 12th day of April, 2021.

Miss Jenny's Boarding House, LLC, a Tennessee Limited Liability Company

By: _____
Rhonda Linginfelter, Member

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Rhonda Linginfelter,** 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 Miss Jenny's Boarding House, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as a Member.

WITNESS my hand and seal this 12th day of April, 2021.

_____
Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2024