This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 625780 DEEDWARR
04/29/2021 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210429-0057601

ADDRESS NEW OWNER:
Justin Ray Goleno
1209 Ainlay Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
Owner

MORTGAGEE
Ameris Bank
1800 Parkway Place Suite 820
Marietta, GA 30067

MAP 107
GROUP 13 0
PARCEL 075.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Infusion Properties, LLC., a Tennessee Limited Liability Company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Justin Ray Goleno, single man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 296, on the map of Miro Meadows, Second Addition, as of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 296 fronts 84 feet on the south side of Ainlay Drive and runs back between lines, 175.9 feet on the west line and 177.9 feet on the east line to a dead line in the rear on which is measures 84 feet.

Being the same property conveyed to Infusion Properties, LLC, a Tennessee limited liability company, by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Juanita Reynolds Harwell, dated December 4, 2020 and filed of record December 9, 2020 in Instrument No. 20201209-0143490, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of the map of Miro Meadows, Second Addition, of record in Book 1424, Page 112, said Register's Office.
3. Sanitary Sewer Easement of record Book 4288, Page 373, said Register's Office.
4. Restrictive Covenants contained in instrument of record Book 1710, Page 183 and Book 1728, Page 113, said Register's Office.
5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 1209 Ainlay Drive, Nashville, Tennessee 37217.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Justin Ray Goleno, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 27th day of April, 2021.

Infusion Properties, LLC., a Tennessee Limited Liability Company

Chad Lautt, Member

By: Chad Lautt, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Chad Lautt, Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chad Lautt, of Infusion Properties, LLC., a Tennessee Limited Liability Company,** the within named bargainor, **Chad Lautt,** and that he as such **Member**, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the company as such Member.

WITNESS my hand and official seal at office this 27th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ Williamson) MG

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

AFFIANT

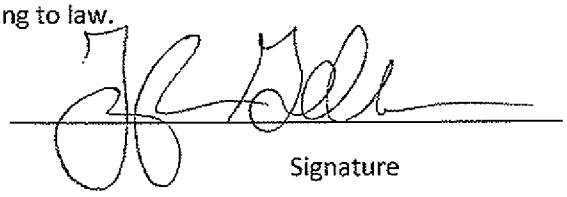
Subscribed and sworn to before me on this 27th day of April, 2021.

NOTARY PUBLIC
My Commission Expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

True Copy Certificate of Authenticity

I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

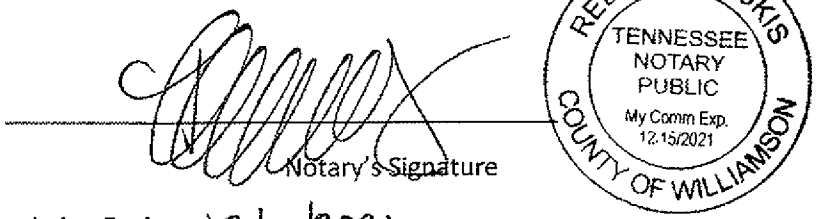


Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021