Karen Johnson Davidson County
Batch# 627231 DEEDWARR
05/03/2021 09:04:34 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210503-0058668

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Vista Land Co, LLC 602 Nawakwa Trail Madison TN 37115	Vista Land Co, LLC 602 Nawakwa Trail Madison TN 37115	033-00-0-119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Grassland Home Services, LLC, a Utah Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vista Land Co, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
A tract of land in the 11th Civil District of said county, being part of Lot No. 4 in the division of the lands of Eppie Cunningham, deceased, as of record in Book 58, Page 56, Register's Office for said county, described according to a survey made by N. G. Jenkins, Surveyor, April 3, 1954 as follows:

Beginning on the Southerly margin of the Dixie Highway or US. Highway 41 -E and 31-N, 62 feet East of the line between Lots Nos. 4 and 5, being the Northeast corner of the property conveyed to Olive Virginia Hanson by Deed from Larva Ora Greer, of record in Book 2382, Page 599, said Register's Office; thence with said Hanson's Easterly line South 29 degrees 45 minutes East 170 feet to an iron pin; thence North 50 degrees 18 minutes East 40 feet to an iron pin; thence North 0 degrees 15 minutes East 217.8 feet to the Southerly margin of said Dixie Highway; thence with same South 50 degrees 15 minutes West 150 feet to the beginning.

This is the same legal description as the previous conveyance.

Being a portion of the property conveyed to Grassland Home Services, LLC, a Utah Limited Liability Company, by Warranty Deed from Melissa A. Moon, dated February 8, 2021, and recorded February 12, 2021, in Instrument No. 20210212-0020343, Register's Office for Davidson County, Tennessee.

Property Address: 1176 South Dickerson Pike Goodlettsville, TN 37072.

Property 2:
A tract of land in the 10th Civil District of the North end of the Southerly part of Lot No. 4 in the Division of the lands of Eppie Cunningham, deceased, as of record in Book 58, Page 56, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by N. G. Jenkins Surveyor, April 3, 1954, as follows:

Beginning at a point in the Southerly margin of the Dixie Highway 12 feet East of the line between Lots Nos. 4 and 5, thence with the Easterly margin of a 12 feet Private Road of the Westerly margin of said Lot No. 4, 217.8 feet to a point; thence North 50 degrees 18 minutes East and parallel with US. Highway 41 East known as the Dixie Highway, 160 feet to an iron pin; thence North 29 degrees 45 minutes West 170 feet more or less to a point in the Southerly margin of said Dixie Highway and an iron pin; thence Westwardly with said Highway 50 feet to the Point of Beginning.

This is the same legal description as the previous conveyance.

Being a portion of the property conveyed to Grassland Home Services, LLC, a Utah

Limited Liability Company, by Warranty Deed from Melissa A. Moon, dated February 8, 2021, and recorded February 12, 2021, in Instrument No. 20210212-0020343, Register's Office for Davidson County, Tennessee.

Property Address: 1180 South Dickerson Pike Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of April, 2021.

Grassland Home Services, LLC,
a Utah Limited Liability Company

By: _____ (SEAL)
Michael Simon George,
Authorized Member/Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

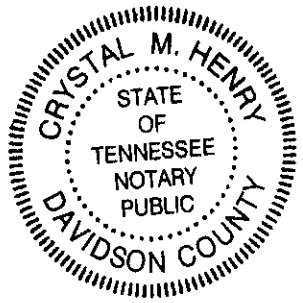
Before me, Crystal M. Henry of the state and county mentioned, personally appeared Michael Simon George, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member/Manager of Grassland Home Services, LLC, the within named bargainor, a Limited Liability Company, and that such Michael Simon George as such Authorized Member/Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member/Manager.

Witness my hand and seal, at office in Nashville, this 29th day of April, 2021.

Notary Signature

Printed Name: Crystal Henry

My commission expires: 9/2/24



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 29 day of April, 2021.

Notary Public
My commission expires: 10/12/2024
File No. 2021-429

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY