WARRANTY DEED

Karen Johnson Davidson County
Batch# 629052 DEEDWARR
05/05/2021 09:14:30 AM 3 pgs
2021-203 Fees: $18.00 Taxes: $1,831.50
20210505-0060002

1180530

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 28th day of April, 2021.

(Affix Seal) Notary Public

My Commission Expires: 7/9/23

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elizabeth Marie Webber 315 Blackman Road Nashville, TN 37211	NEW OWNER	147-05-0-215.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Novel Investments, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Elizabeth Marie Webber, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain real property situated in Davidson County, Tennessee, and described as follows, to wit:

Being Lot No. 77 on the Plan of Caldwell Country Estates, Section One, as shown on plat of record in Plat Book 2663, Page 68, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Novel Investments LLC, by Warranty Deed from Music City Holdings, LLC, dated October 6, 2020 and recorded October 8, 2020 in Instrument No. 20201008-0117267, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property know as 315 Blackman 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 28th day of April, 2021.

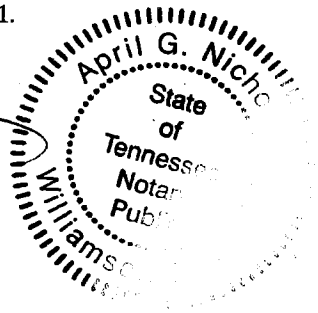
Novel Investments, LLC
By: Emilio Garma, Managing Member

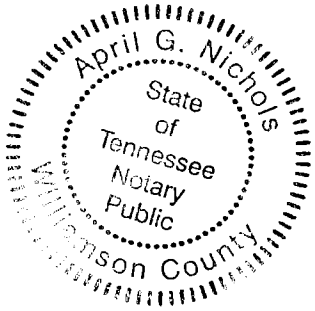
State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Emilio Garma, 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 Managing Member (or other officer authorized to execute the instrument) of Novel Investments, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Novel Investments, LLC, as Managing Member.

Witness my hand and seal this 23rd day of April, 2021.

NOTARY SIGNATURE
Notary Expires: 6-24-2023





RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1180530

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

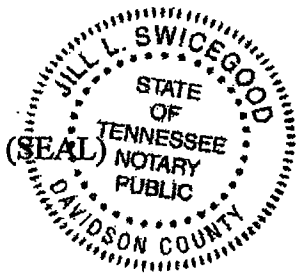
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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