ADDRESS NEW OWNER AS:
Edward Ryan, III
1732 A 25th Ave N
Nashville, TN 37208

SEND TAX BILLS TO:
New Owner

Map/Parcel 081-10-0B-001.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 634840 DEEDWARR
05/12/2021 03:01:30 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20210512-0064249

THIS DEED OF CONVEYANCE, executed and delivered by **Journey Investments, LLC**, a Tennessee Limited Liability Company, hereinafter called the Grantors, to **Edward Ryan, III**, unmarried man, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of Homes at 1732 25th Avenue, a Horizontal Property Regime with Private Elements, as shown on "Exhibit B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1732 25th Avenue, of record in Instrument #20181106-0109935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

RESTRICTIONS: The above-described property is subject to all matters set forth in the Declaration of Covenants, Conditions and Restrictions for Homes at 1732 25th Avenue, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20181106-0109935, Register's Office for Davidson County, Tennessee; to easements, setback lines, notes, environmental and conservation notes and all matters shown on subdivision plat appearing as Exhibit "B" to said Declaration; and to the By-Laws of Homes at 1732 25th Avenue appearing as Exhibit "C" to said Declaration.

Being part of that property conveyed to Journey Investments, LLC by quitclaim deed from PB Investments, LLC and Guy Plummer and wife, Kay Plummer, recorded October 5, 2018 in Instrument No. 20181005-0099316, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

JOURNEY INVESTMENTS, LLC

BY: Kay Plummer
Kay Plummer, Member

BY: Guy R Plummer
Guy R. Plummer, Member

BY: Phillip D Black
Phillip D. Black, Member

BY: Caryn R Black
Caryn R. Black, Member

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Kay Plummer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of Journey Investments, LLC, the within named bargainor, a Limited Liability Company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by herself as Member.

WITNESS my hand and official seal of office this the 5th day of May, 2021.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. NOVEMBER 27, 2022 COUNTY OF ROBERTSON

My Commission Expires: _____ NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Guy R. Plummer**, 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 Journey Investments, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Member.

WITNESS my hand and official seal of office this the 5th day of May, 2021.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. NOVEMBER 27, 2022 COUNTY OF ROBERTSON

My Commission Expires: _____ NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Phillip D. Black**, 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 Journey Investments, LLC, the within named bargainor, a Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Member.

WITNESS my hand and official seal of office this the 5th day of May, 2021.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. NOVEMBER 27, 2022 COUNTY OF ROBERTSON

Tammy Rush
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Caryn R. Black**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of Journey Investments, LLC, the within named bargainor, a Limited Liability Company, and that she as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by herself as Member.

WITNESS my hand and official seal of office this the 5th day of May, 2021.

TAMMY RUSH STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. NOVEMBER 27, 2022 COUNTY OF ROBERTSON

Tammy Rush
NOTARY PUBLIC

My Commission Expires: _____

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$375,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Kirsten Virden
AFFIANT

SUBSCRIBED and SWORN to before me this the 5th day of May, 2021.

Rachel Marie Collins
NOTARY PUBLIC/Register

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM