WARRANTY DEED

Karen Johnson Davidson County
Batch# 644195 **DEEDWARR**
05/26/2021 10:15:46 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210526-0071230

File No. BC-21-697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW J MCDONALD NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY My Commission Expires 08-16-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mile High Buyer 1 (Value), LLC (NAME)	New Owner (NAME)	
PO Box 4090 (ADDRESS)	(ADDRESS)	097-02-0A-028.00-CO
Scottsdale, AZ 85261 (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/we, **Pretty, Pretty Good, LLC, a Tennessee ~~Corporation~~** limited liability company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mile High Buyer 1 (Value), LLC** a Delaware limited liability company **~~a Tennessee Corporation~~**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 28 on the Plan of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One of record in Plat at Instrument No. 20080723-0075577, and a Surveyor' s Certificate of Correction of record in Instrument No. 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marc Kantor, a single man and Taylor D. Flynn, a single woman by Warranty deed from Michael T. Corwin and Kimberly B. Corwin, husband and wife of record in Instrument No. 20190225-0016989 Register's Office for Davidson County, Tennessee, dated February 22, 2019 and recorded on February 25, 2019.

Being the same property conveyed to Pretty, Pretty Good, LLC, a Tennessee Limited Liability company by Quitclaim deed from Marc Kantor, a single man, and Taylor D. Flynn, a single woman of record in Instrument No. 20190708-0066304 Register's Office for Davidson County, Tennessee, dated July 08, 2019 and recorded on July 08, 2019.

This is property more commonly known as 1129 Riverbirch Way, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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

and forever defend the title to the said land to the said GRANTEES, 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 this 21st day of May, 2021.

Pretty Pretty Good, LLC,
a Tennessee Limited Liability Company

By: _____
Marc Kantor, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Leslie Garside of the state and county mentioned, personally appeared Marc Kantor, 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 Member of Pretty Pretty Good, LLC, the within named bargainor, a Limited Liability Company, and that such Marc Kantor as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of May, 2021.

Leslie Garside
Notary Signature

Printed Name: Leslie Garside

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055

File 11-MEM21-04196