RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115782

Karen Johnson Davidson County
Batch# 645007 DEEDWARR
05/26/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.13
20210526-0071589

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $694,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2021.

NOTARY PUBLIC

My commission expires: 9/21/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GTD Realty Ventures, LLC 1030 Rivenoak Street Birmingham, MI 48009	Same address as new owner	105-05-0B-002.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Ninety Four Thousand Nine Hundred and 00/100 Dollars ($694,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TERRAGENA GROUP, LLC**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GTD REALTY VENTURES, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of Edgehill Townhomes, a Townhouse Planned Unit Development, as shown on plat of record in Instrument #20100405-0025347, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terragena Group, LLC, a Tennessee limited liability company, from Christine Scheid, unmarried, by Warranty Deed dated November 2, 2015 and recorded November 4, 2015 in Instrument #20151104-0112375, said Register's Office.

The address of the herein described property is believed to be 1709 14th Ave S, Nashville, TN 37212, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of May, 2021.

TERRAGENA GROUP, LLC

BY:
ITS

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 21 day of May, 2021, before me, appeared Sheila Cleveland, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Member of Terragena Group, LLC and that said instrument was signed on behalf of said Terragena Group, LLC, and said officer acknowledged said instrument to be the free act and deed of said Terragena Group, LLC.

WITNESS my hand and seal, this the 21st day of May, 2021.

Notary Public
My commission expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

True Copy Certification

I, **Jennifer L. Pennell,** 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022