Karen Johnson Davidson County
Batch# 649299 DEEDWARR
06/04/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20210604-0074948

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

File No.: RES-21-1901

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Flener	New Owner	081 07 0 345.00
(NAME)	(NAME)	
1901 12th Ave N Nashville, TN 37208	1901 12th Ave N Nashville, TN 37208	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **WHITE GOAT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **AARON FLENER**, a Single man 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:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Cephas Woodard Subdivision of Lots No. 5 and 6 Woodard Plan, of record in Plat Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 90 fronts 50 feet on the westerly side of 12th Avenue North, formerly Epps Avenue, and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Troy Stackhouse, married, by Warranty Deed from H & B Development Partners, a Tennessee Partnership, dated April 29, 2020, recorded May 1, 2020, in Instrument No. 20200501-0045823, in the Register's Office of Davidson County, Tennessee. Further being he same property conveyed to White Goat Holdings, LLC, a Tennessee limited liability company, by Quitclaim Deed from Troy Stackhouse, married, dated August 6, 2020, recorded August 11, 2020, in Instrument No. 20200811-0089291, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1901 12th Avenue North, Nashville, TN 37208
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 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(S), 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 May, 2021

White Goat Holdings, LLC, a Tennessee Limited Liability Company

By: _____
Troy Stackhouse, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amanda Vaughn of the state and county mentioned, personally appeared Troy Stackhouse, 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 White Goat Holdings, LLC, the within named bargainor, a Limited Liability Company, and that such Troy Stackhouse 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, this 28th day of May, 2021.

_____
Notary Signature

Printed Name: _____

My commission expires: 5/7/2024

AMANDA VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Grover Collins, 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 Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

