Karen Johnson Davidson County
Batch# 659578 DEEDWARR
06/18/2021 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210618-0082445

WARRANTY DEED

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/19/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-663

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Venture West Consulting, LLC	Same as Owner	082 09 0J 300.00
(NAME)	(NAME)	
621 Dunhill Drive		
(ADDRESS)	(ADDRESS)	
Danville, CA 94506		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Olanrewaju A. Soremekun and Jenny M. Lorenzo, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Venture West Consulting, LLC, a California Limited Liability Company** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Unit 300, The Morgan Park Place Condominiums, as established under Master Deed of record in Instrument No. 20050831-0104621, amended at Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, Instrument No. 20100622-0048863 and Assignment of Declarant Rights recorded in Instrument No. 20150102-0000052, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Olanrewaju A. Soremekun and Jenny M. Lorenzo, Husband and Wife, by Warranty Deed from Frederick Scott Lawrence, Married and William Barrett Lawrence, Married and Harry E. Lawrence, Married, of record in Instrument No. 20161014-0108728, in the Register's Office of Davidson County, Tennessee, dated October 11, 2016 and recorded on October 14, 2016.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is property located at 300 Van Buren Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 11th day of June, 2021.

GRANTOR:

Olanrewaju A. Soremekun

Jenny M. Lorenzo

STATE OF ~~TENNESSEE~~ NEW JERSEY)

COUNTY OF BERGEN)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Olanrewaju A. Soremekun and Jenny M. Lorenzo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 10 day of June, 2021.

MARIA BRITO

Notary Public

My Commission Expires: Jan. 28, 2025

MARIA BRITO
Notary Public - State of New Jersey
My Commission Expires Jan 28, 2025

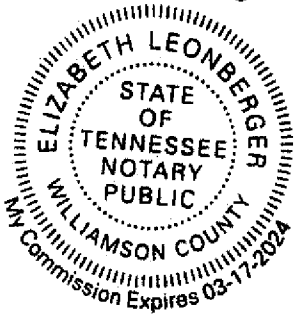
TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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)

On this 4th day of January, 2021, personally appeared before me, Elizabeth Leonberger, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: March 17, 2024