WARRANTY DEED

Karen Johnson Davidson County
Batch# 670929 DEEDWARR
07/06/2021 08:10:30 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20210706-0090387

MST 2021-1060

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2021

Notary Public

MY COMMISSION EXPIRES: 4-13-25 (AFFIX SEAL)

SHELLIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ace J Investment, LLC	Same as new owner	104-08-0R-018.00-CO
(NAME)	(NAME)	
121 13th Ave. Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, WE, **Gremada RE, LLC, a North Dakota limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ace J Investment, LLC,** HEREINAFTER CALLED THE GRANTEES, 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 Unit 18, of 19th and Wedgewood, a Townhouse Planned Unit Development, a horizontal property regime with private elements, as shown in Declaration of Covenants, Conditions and Restrictions for 19th and Wedgewood, a Townhouse Planned Unit Development, of record in Instrument Number 20190913-0093144 and First Amendment in Instrument Number 20210416-0051507, Second Amendment in Instrument Number 20210512-0064213, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gremada RE, LLC, a North Dakota Limited Liability Company, by Warranty Deed from Stephen Allen Ray, Executor of the Estate of Kathleen W. Ray, of record in Instrument No. 20190619-0058946 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 19, 2019.

And also being a portion of the property conveyed to Gremada RE, LLC, a North Dakota Limited Liability Company by Warranty deed from Margaret B. Gilchrist, unmarried of record in Instrument No. 20190619-0059018 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on June 19, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190913-0093144 and First Amendment in Instrument Number 20210416-0051507, Second Amendment in Instrument Number 20210512-0064213 , Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

6.30.21

This property, known as 1812 Wedgewood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 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(s) this 30 DAY OF June, 2021.

Gremada RE, LLC, a North Dakota limited liability company

BY: Steven F. Walker

Steven F. Walker, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve F. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of June 2021.

Notary Public My commission expires:

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 30, 2021.

Affiant Signature

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of June 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025