PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

Karen Johnson Davidson County
Batch# 674718 DEEDWARR
07/12/2021 09:16:32 AM 2 pgs
Fees: $13.00 Taxes: $5,225.39

20210712-0093107

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,412,268.00

Connie Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2021

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Volunteer Builders, LLC, a Tennessee Limited Liability Company,	Volunteer Builders, LLC	104-02-0-041.00
(NAME)	(NAME)	
3136 Parthenon Avenue	1541 Boardwalk Place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211699

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, **Tenir, LLC, a California limited liability company** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Volunteer Builders, LLC, a Tennessee Limited Liability Company,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 83 on the Revised Map of West End Park, as shown on plat of record in Book 421, pages 82 and 83, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said Lot No 83 fronts 75 feet on the northerly side of Parthenon Avenue or Street, and runs back between parallel lines with the westerly margin of an alley 150 feet to an alley in the rear.

BEING the same property conveyed to Tenir, LLC, a California limited liability company by Warranty Deed from Two Dogs Development, LLC, a Wyoming limited liability company and IRA Innovations, LLC, an Alabama limited liability company FBO Account No. 2101309, dated May 28, 2021 and filed of record in Instrument No. 20210607-0075832, Register's Office for Davidson County, Tennessee.

Unimproved

This is improved ✠ property, known as 3136 Parthenon Avenue, Nashville, TN 37203
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of June, 2021

Tenir, LLC, a California limited liability company

By: Old Republic Exchange Company, a California corporation
~~Its: Sole Member~~

By: _____

Its: VICE PRESIDENT

STATE OF Virginia)
County OF Alexandria)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, Nikira personally appeared , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be TINA M Cetkovic (or other officer authorized to execute the instrument) of Old Republic Exchange Company as Sole Member of Tenir LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer).

Witness my hand, at office, this 30 of June, 2021.

_____
Notary Public
My Commission Expires 04/30/2024

Read and Approved

Volunteer Builders, LLC, a Tennessee Limited Liability Company

By: Charles Lee Phillips
Charles Lee Phillips, Sole Member/Manager

NIKIRA LAQUAY MARSHALL
Notary Public
Commonwealth of Virginia
My Comm. Expires 04/30/2024
7881727