THIS DOCUMENT PREPARED BY &
AFTER RECORDING RETURN TO:
Cruikshank Ersin, LLC
6065 Roswell Road, Ste 680
Atlanta, GA 30328
Telephone: 770-884-8184
Facsimile: 770-884-8114
File No. **21-0286**

Karen Johnson Davidson County
Batch# 678494 DEEDWARRSP
07/16/2021 01:22:30 PM 4 pgs
Fees: $23.00 Taxes: $140.14
20210716-0095900

Property Address:
2710 BRUNSWICK DRIVE, NASHVILLE, TN 37207

---Above This Line Reserved For Official Use Only---

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **START FRESH INVESTEMNTS, LLC** whose address is 4409 Hoffner Avenue, Ste 168, Orlando, Fl 32812, hereinafter Grantor, does hereby this day bargained and sold, and by these presents hereby transfer and convey unto **SANDRA G. MARTIN**, whose address is 2710 Brunswick Drive, Nashville, TN 37207 hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of TN:

Lot 30, CAPITOL VIEW SUBDIVISION, as shown on plat of record in Book 974, Page 53, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Harbour Portfolio VII, LP, by Special Warranty Deed from Federal National Mortgage Association, of record in Instrument No. 20120802-0068174, in the Register's Office of Davidson County, Tennessee, dated July 24, 2012 and recorded on August 2, 2012.

Being the same property conveyed to Start Fresh Investments, LLC, by Quitclaim Deed from Harbour Portfolio VII, LP, of record in Instrument No. 20170103-0000407, in the Register's Office of Davidson County, Tennessee, dated September 9, 2016 and recorded on January 3, 2017.

Map & Parcel # 060-16-0-077.00

This is Improved Property known as: **2710 BRUNSWICK DRIVE, NASHVILLE, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said grantee his/her heirs and assigns, forever; and **START FRESH INVESTMENTS, LLC** does covenant with the said grantee that it is 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 myself heirs and representatives, to warrant and forever defend the title to the said land to the said grantee his/her heirs and assigns, against the lawful claims of all persons whomsoever, *but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by grantors herein and does not extend to any previous time thereto.* 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.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year **2021** shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee.

And furthermore, the said Grantor does by these presents bind itself and its successors to warrant and defend the above granted and bargained premises to the said Grantee, his/her successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned. The property herein conveyed is ☐ is not ☒ a part of the homestead of Grantor.

WITNESS Grantor hand this 14TH day of APRIL, 2021.

START FRESH INVESTMENTS, LLC

NAME: Earl A. Green III

TITLE: MANAGING - MEMBER

STATE OF ~~Tennessee~~ FLORIDA
COUNTY OF ~~Davidson~~ ORANGE

On this the 14TH day of APRIL, 2021 before me personally appeared Earl A. Green III AS MANAGING-MEMBER of Start Fresh Investments, LLC, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed. Witness my hand and official seal.

Notary Public State of Florida
Maricely Herra
My Commission GG 919177
Expires 10/02/2023

Notary Public

My Commission expires: 10-2-23

Maricel Herra
Printed Notary Name

IW hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $37,875.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Earl A. Green III MANAGING-MEMBER

Sworn to and subscribed before me this the 14TH of APRIL, 2021

Notary Public

My Commission expires: 10-2-23

Maricel Herra
Printed Notary Name

Name of Owner and Property Address:
SANDRA G. MARTIN
2710 BRUNSWICK DRIVE
NASHVILLE, TN 37207
Phone: Home: / Cell:

Notary Public State of Florida
Maricely Herra
My Commission GG 919177
Expires 10/02/2023

Person Or Entity Responsible For Payment Of Taxes:
SANDRA G. MARTIN
2710 BRUNSWICK DRIVE
NASHVILLE, TN 37207
Phone:

Tax Parcel ID#: 060-16-0-077.00

Our File No.: 21-0286

I, hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $37,875.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

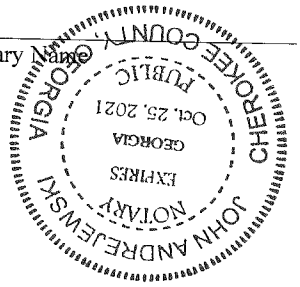
Affiant

Sworn to and subscribed before me this the 7 of July, 2021

Notary Public

My Commission expires: _____

Printed Notary Name



Name of Owner and Property Address:
SANDRA G. MARTIN
2710 BRUNSWICK DRIVE
NASHVILLE, TN 37207
Phone: Home: / Cell:

Person Or Entity Responsible For Payment Of Taxes:
SANDRA G. MARTIN
2710 BRUNSWICK DRIVE
NASHVILLE, TN 37207
Phone:

Tax Parcel ID#: 060-16-0-077.00

Our File No.: **21-0286**

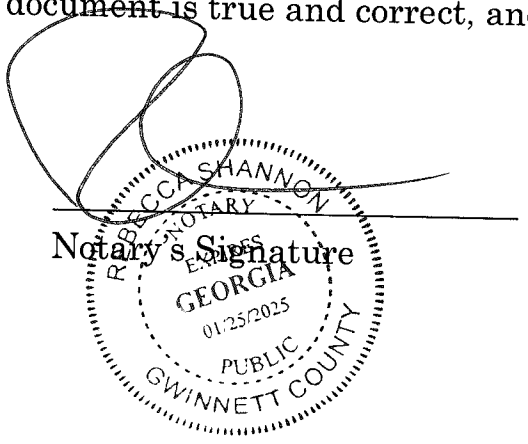
I, Elizabeth Cruikshank, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth Cruikshank

State of_Georgia

County of Fulton

Personally appeared before me, REBECCA SHANNON, a notary public for this county and state, Elizabeth Cruikshank 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: _____

Notary's Seal (If on paper)