Karen Johnson Davidson County
Batch# 686766 DEEDWARR
07/30/2021 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20210730-0102556



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of July, 2021.

Notary Public

My commission expires: 01-03-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
GDM Properties, LLC	GDM Properties, LLC	072-06-3H-031.00-CO
153 Brewster Rd	153 Brewster Rd	
Massapequa, NY 11758	Massapequa, NY 11758	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nicholas C. Meinema and Melissa D. Meinema, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

GDM Properties, LLC

(hereinafter called the "Grantee"), its successor's and or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Unit 31 of Vibe, a planned unit development, a shown on exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, amended in Instrument No. 20170803-0079133, Instrument No. 20180329-0029496 and Instrument No. 20181024-0105454 Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to Nicholas C. Meinema and Melissa D. Meinema, husband and wife by Warranty deed from HV Urban, a Tennessee Partnership of record in Instrument No. 20191112-0116383 Register's Office for Davidson County, Tennessee, dated November 08, 2019 and recorded on November 12, 2019

This is improved property known as 859 Vibe Place, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 23rd day of July, 2021.

Nicholas C. Meinema

Melissa D. Meinema

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Nicholas C. Meinema and Melissa D. Meinema, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of July, 2021.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

SolomonParks File No. 21-000184-524

SP 11/2015

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 July 23, 2021 (date of document).

Affiant Signature

July 23, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 23 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 04-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County