Warranty Deed

Karen Johnson Davidson County Batch# 693875 **DEEDWARR** 08/10/2021 11:22:17 AM 2 pgs Fees: $13.00 Taxes: $2,146.00 20210810-0107589	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $580,000.00. Affiant Subscribed and sworn to before me, this the 5th day of August, 2021. Notary Public My commission expires:

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jacob Geist	Vanderbilt Mortgage a/b/a Silverton Mtg ~~New Owner(s)~~	071 14 0E 011.00
160 Excell Rd # Q	1201 Peachtree NE 2050	
Clarksville TN 37043	Atlanta, GA 30361	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **8IN9 INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB GEIST, A UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 11, Together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Sky at Fern, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673, Instrument No. 20180808-0078087 and Instrument No. 20190410-0032695 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to 8IN9 Investments, LLC, by Quitclaim Deed from Blake Parlett and Sarah Jacqueline Parlett, of record in Instrument No. 20190719-0071046, in the Register's Office of Davidson County, Tennessee, dated July 16, 2019 and recorded on July 19, 2019.

Return to:
Rudy Title and Escrow, LLC
2017 21st Avenue South
Nashville, TN 37212
TITLE #: 0-CR-21-56

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 56 Fern Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of August, 2021.

8IN9 Investments LLC, a Tennessee Limited Liability Company

By: _____
J. Brandon Miller, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Brandon Miller, 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 the Authorized Agent of 8IN9 Investments LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5th day of August, 2021.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3/3/25