Karen Johnson Davidson County
Batch# 704033 DEEDWARR
08/25/2021 10:40:59 AM 2 pgs
Fees: $13.00 Taxes: $769.60
20210825-0114684

Prepared by:
Quality Title Group, LLC
6389 N. Quail Hollow, Suite 201
Memphis, TN 38120

Firm File No.: 21-4288

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of August, 2021, by and between **Ronaldo Valerio**, party of the first part, hereinafter called Grantor and **Purple Rose Investments, LLC,** _____, party of the second part, hereinafter called Grantee.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of, Shelby State of Tennessee, to wit:

Lot 107, Section 3, Antioch Park Subdivision, as shown on Plat of record in Plat Book 4460, Page 25, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronaldo A. Valerio, unmarried by Warranty Deed dated 03/31/2011 from Heather Lawrence of record in Instrument 201104060026532, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, hereinafter called Grantee, his/her/its/their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said parties of the second part, hereinafter called Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except for All matters as set forth per Plat at Book 4460, Page 25, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 4519, Page 933, said Register's Office; Affidavit and Memorandum of Interest in Real Property of record in Instrument 202107290102056, said Register's Office; The lien of the following general and special taxes for the year or years specified and subsequent years: 2021 Davidson County/ Nashville Metropolitan taxes, being liens not yet due and payable.

The party of the first part further warrants that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ronaldo Valerio

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ronaldo Valerio with whom I am personaly acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office this ~~29th~~ 19th day of August, 2021.

Notary Public

My Commission Expires: October 30 2024

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

Property Owner & Address: Purple Rose Investments, LLC,
4936 Shihmen Drive
Nashville, TN 37013

Tax Parcel No: 162-08-0-055

Property Address: 4936 Shihmen Drive
Nashville, TN 37013

Mail Tax Bills To: Purple Rose Investments, LLC,
4936 Shihmen Drive
Nashville, TN 37013

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **208,000.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO before me this ~~29th~~ 19th day of August, 2021

Notary Public

My Commission Expires: October 30 2024

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024

After Recording Return to:

Quality Title Group, LLC
6389 N Quail Hollow, Ste 201
Memphis, TN 38120