NEW OWNER:
Justin Tuinstra
42 Trimble Street
Nashville, TN 37210

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-350

MAP & PARCEL
105-04-0R-001.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 715075 DEEDWARR
09/13/2021 04:04:30 PM 4 pgs
Fees: $23.00 Taxes: $1,849.63
20210913-0122609

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($499,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Greentree Capital, LLC, a Kentucky Limited Liability Company** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Justin Tuinstra, unmarried** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Hubble Homes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Hubble Homes, of record in Instrument No. 20200812-0090096, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Greentree Capital, LLC, a Kentucky Limited Liability Company, by Warranty Deed from Rhythm and Homes Development, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20200605-0057812 Register's Office for Davidson County, Tennessee, dated June 2, 2020 and recorded on June 5, 2020.

Being also known as 42 Trimble Street, A, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 9 day of September, 2021.

Greentree Capital, LLC,
a Kentucky Limited Liability Company

By: _____
Steven M. Baas, Assistant Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Steven M. Baas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Assistant Managing Member of, Greentree Capital, LLC the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 9 day of September, 2021.

_____
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202109130122609

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The actual consideration or value, whichever is greater, for this transfer is $ **499,900.00**.

Ashley Utley

AFFIANT

Sworn to and subscribed to before me this 9th day of September, 2021.

LISA D. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 September 9, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

