Karen Johnson Davidson County
Batch# 730019 DEEDWARR
10/04/2021 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20211004-0133429

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 21, 2024
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

M. BRAD LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

02-NSH21-02846

Address of New Owner:	Send Tax Bills to:	Tax Information:
Margaret Purcell 949 Southside Place Nashville, TN 37203	Margaret Purcell 949 Southside Place Nashville, TN 37203	105-02-1B-001.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sub Innovations, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Margaret Purcell, unmarried**, hereinafter called the Grantees, their successors 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 No. A on the Plan of Homes at 949 Southside Place, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20160826-0089702, 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 Sub Innovations, LLC by Warranty deed from Progressive Development, LLC of record in Instrument No. 20170725-0074898 Register's Office for Davidson County, Tennessee, dated July 20, 2017 and recorded on July 25, 2017. (Value of consideration shown in aforementioned deed $800,000.00.) Being also known as 949 Southside Place A Nashville, Tennessee 37203.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 949 Southside Place, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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.

WITNESS my hand this 30th day of September, 2021

Sub Innovations, LLC

BY: _____
John Dell
President

BY: _____
Robert C Maxson, Jr.
Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Dell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the President of Sub Innovations, LLC and that as such President being authorized to do so, executed the forgoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office of Realty Title on this the 30th day of September, 2021.

_____
Notary Public

Commission Expires: 9/21/2024



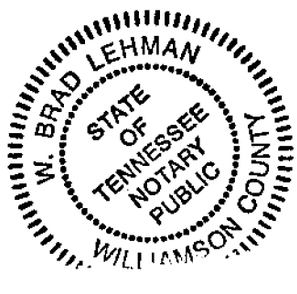
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert C. Maxson, Jr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Secretary of Sub Innovations, LLC and that as such Secretary being authorized to do so, executed the forgoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office of Realty Title on this the 30th day of September, 2021.

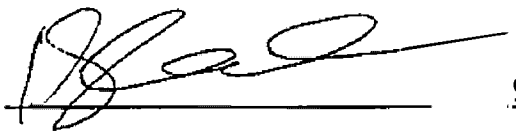
_____
Notary Public

Commission Expires: 9/21/2024



Original Certification

I, Kelly Greene Elrod, do hereby make this 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 on September 30, 2021.



9/30/2021

Signature Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, Kelly Greene Elrod appeared before me, Cynthia Roberts, a notary public for this county and state, on September 30, 2021, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



09/30/2021

Notary Public Date

My Commission Expires: 03/01/2025

Seal

