Karen Johnson Davidson County
Batch# 744382 DEEDWARR
10/26/2021 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,330.63
20211026-0143875

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2022

Y-VRES-21-200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $629,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2021.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clint VenHorst and Jessica VenHorst	CMG MORTGAGE, INC	
(NAME) **200 McCall St**	(NAME) 3160 CROW CANYON RD #400	133-02-0-311.00
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) SAN RAMON, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BLACKACRE DEVELOPMENT COMPANY LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLINT VENHORST AND JESSICA VENHORST, HUSBAND AND WIFE**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of The McLester Addition to Nolen Heights of record in Plat Book 421, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 55.3 feet on the Northerly side of McCall Street and run back on its Westerly Line 160-feet, on its Easterly line 160.2 feet to an alley.

Being a portion of the same property conveyed to Paul A. Cunningham, Jr, an unmarried individual by Warranty deed from William O. Daugherty, Jr., an unmarried individual of record in Instrument No. 20070820-0099204 Register's Office for Davidson County, Tennessee, dated August 15, 2007 and recorded on August 20, 2007.

Being a portion of the same property conveyed to Blackacre Development Company LLC, a Tennessee limited liability company by Warranty deed from Paul A. Cunningham, Jr., married of record in Instrument No. 20200915-0105244 Register's Office for Davidson County, Tennessee, dated September 10, 2020 and recorded on September 15, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 92, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **200 McCall St, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 19th DAY OF OCTOBER, 2021.

Blackacre Development Company LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BLACKACRE DEVELOPMENT COMPANY LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of October, 2021.

_____
Notary Public
My Commission Expires: 3-3-2025
(SEAL)



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/25/2021 (date of document).

Affiant Signature

10/25/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 25th day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025