WARRANTY DEED

Karen Johnson Davidson County
Batch# 752225 DEEDWARR
11/09/2021 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20211109-0149804

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF November, 20 21

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emerging Assets llc	Emerging Assets llc	
(NAME)	(NAME)	
2901 Nocturne Forest Dr	2901 Nocturne forest Dr	07004008500
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Carolyn Mooney, unmarried** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Emerging Assets llc,** HEREINAFTER CALLED THE GRANTEE, ITS 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 designated as Parcel A, reserved on the map entitled Haynes Heights, Section 3, of record in Plat Book 3106, Page(s) 94, as amended in Book 7564, Page 756, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carolyn Mooney, unmarried, by virtue of that certain Warranty Deed dated November 6, 2006, and being of record at Instrument No. 20061108-0138989 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved x
This is improved property, known as 601 W Nocturne Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 2nd day of November, 2021.

Carolyn Mooney

Carolyn Mooney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

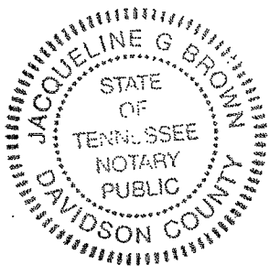
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carolyn Mooney** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the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

WITNESS my hand and official seal at office this 2nd day of November, 2021.

Jacqueline G Brown

Notary Public

My Commission Expires: 9.8.22



Certificate of Authenticity

I, Holly A Mason, 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 11/2/21.

Holly A Mason
Affiant Signature

11/2/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2nd day of November, 20 21.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22