Karen Johnson Davidson County
Batch# 757920 DEEDWARR
11/18/2021 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20211118-0153884

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $365,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of November, 2021.

Notary Public

My commission expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

(Notary Stamp)

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| The Sharon J. Delgado Revocable Trust Dated May 1, 1997 and Dennis Brownfield | The Sharon J. Delgado Revocable Trust Dated May 1, 1997 and Dennis Brownfield | 060-11-0A-067.00-CO |
| 21604 Crystal Lake Drive | 21604 Crystal Lake Drive | |
| Sonora, CA 95370 | Sonora, CA 95370 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Level Up Investment, LLC**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**Sharon J. Delgado, Trustee of The Sharon J. Delgado Revocable Trust Dated May 1, 1997 and Dennis Brownfield**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 51 on the Plan of Final Plat, Section Three, Pine Ridge, of record in Plat Book 6900, Page 660, 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 James Myres, unmarried by Special Warranty deed from The Bank of New York, acting solely in its capacity as Trustee for Eqcc Trust 2001-2, by Select Portfolio Servicing Inc., f/k/a Fairbanks Capital Corp., as Attorney-in Fact of record in Instrument No. 20040830-0104776 Register's Office for Davidson County, Tennessee, dated August 17, 2004 and recorded on August 30, 2004.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from James Myres of record in Instrument No. 20210503-0058685 Register's Office for Davidson County, Tennessee, dated April 27, 2021 and recorded on May 03, 2021.

Being the same property conveyed to Level Up Investment, LLC by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20210524-0070053 Register's Office for Davidson County, Tennessee, dated May 23, 2021 and recorded on May 24, 2021.

This is improved property known as **2692 Pine Ridge Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of November, 2021.

Level Up Investment, LLC

Benjamin Brown, Jr.

**STATE OF TENNESSEE**
**COUNTY OF Sumner**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Benjamin Brown, Jr., with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Level Up Investment, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Benjamin Brown, Jr. as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sole Member.

Witness my hand and official seal this 10th day of November, 2021.

Notary Public
My Commission Expires: 4/23/2025

Crystal Johnson
State of Tennessee Notary Public
Sumner County

SolomonParks File No. 21-000525-526

SP 11/2015

**Tennessee Certification of Electronic Document**

I, Gregory Vadner, 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 11/10/2021 (date of document).

Affiant Signature

11/15/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15 day of Nov., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

