Karen Johnson Davidson County
Batch# 766081 DEEDWARR
12/02/2021 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20211202-0159791

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Oregon
COUNTY OF ~~DAVIDSON~~ Josephine

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~22ND~~ 24th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: July 29th, 2022

(AFFIX SEAL)

OFFICIAL STAMP
MAKIAH MAY ROSE GENDRON
NOTARY PUBLIC-OREGON
COMMISSION NO. 977410
MY COMMISSION EXPIRES JULY 29, 2022

THIS INSTRUMENT WAS PREPARED BY
Jackie Rudolph,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-102386

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Agape Favor, LLC, a Tennessee Limited Liability Company	Agape Favor, LLC, a Tennessee Limited Liability Company	
(NAME)	(NAME)	
8522 Fairview Ln.	8522 Fairview Ln.	108-08-0-215.00
(ADDRESS)	(ADDRESS)	
Bon Aqua, TN 37025	Bon Aqua, TN 37025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PAUL E. INGLE, SINGLE MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AGAPE FAVOR, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 196B on the Plan of Zone Lot Division, Lots 196 & 197, Section 2, Larchwood Subdivision, of record in Plat Book 5800, Page 258 (which amended Plat Book 5200, Pages 207 and 208), 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 Paul E. Ingle, single man by Warranty deed from Kenneth Thompson, unmarried of record in Instrument No. 20161206-0128133, Register's Office for Davidson County, Tennessee, dated November 29, 2016 and recorded on December 06, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3210 Cedar Ridge Road, Nashville, TN 37214
(House No.) (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/our hand(s) this the 24 day of November, 2021

Paul E. Ingle

STATE OF Oregon
COUNTY OF Josephine

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Paul E. Ingle, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of November, 2021.

Notary Public

My Commission Expires: July 29th, 2022

(SEAL)

OFFICIAL STAMP
MAKIAH MAY ROSE GENDRON
NOTARY PUBLIC-OREGON
COMMISSION NO. 977410
MY COMMISSION EXPIRES JULY 29, 2022

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 11-24, 2021.

Affiant
Date: November 30, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of November 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY