Karen Johnson Davidson County
Batch# 781512 DEEDWARR
12/29/2021 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20211229-0171345

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
ILE Bluerock Program Portfolio LLC 1159 Cottonwood Lane Irving, TX 75038	New Owner	072-01-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Boomerang Investment Group, Inc, a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ILE Bluerock Program Portfolio LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Subdivision Recorded Plat of Section 2, Shepardwood Subdivision of record in Plat Book 4460, Page 66, 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 Felita Lee, unmarried by Quitclaim deed from Doris J. Williams, unmarried, and Felita Lee, unmarried of record in Instrument No. 20210929-0131107 Register's Office for Davidson County, Tennessee, dated September 23, 2021 and recorded on September 29, 2021.

Being the same property conveyed to Boomerang Investment Group Inc., by Warranty deed from Felita Lee, unmarried of record in Instrument No. 20211119-0154245 Register's Office for Davidson County, Tennessee, dated November 16, 2021 and recorded on November 19, 2021.

This conveyance is subject to: All conditions, covenants, restrictions, easements and planning documents of record not stated herein & subsequent year's real property taxes, liens not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 2561 Bethwood Drive Nashville, Tennessee 37207.
(Address for Informational Purposes Only).

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of December, 2021.

Boomerang Investment Group, Inc, a Corporation

By: _____
Kizzie Johnson, Member/Authorized Signer

By: _____
Anthony Johnson, Member/Authorized Signer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amanda S. Young of the state and county mentioned, personally appeared Kizzie Johnson & Anthony Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be such Members/Authorized Signers of Boomerang Investment Group, Inc, the within named bargainor, a Corporation, and that such Kizzie Johnson & Anthony Johnson as such Members/Authorized Signers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Members / Authorized Signers

Witness my hand and seal, at office in Nashville, this 22nd day of December, 2021.

_____
Notary Signature

Printed Name: Amanda S. Young

My commission expires: 10.12.2024

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $322,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this 22nd day of December, 2021.

_____
Notary Public
My commission expires: 10.12.2024
File No. 2021-862

Tennessee Certification of Electronic Document

I, Melissa Lowe, 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 12/22/21 (date of document).

Affiant Signature

12/22/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY