Prepared by and return to:
Katelynn King
Summit Title & Escrow, LLC
7110 Crossroads Blvd., Suite 300
Brentwood, Tennessee 37027
(615) 252-5965

Karen Johnson Davidson County
Batch# 783380 DEEDWARR
01/03/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20220103-0000729

WARRANTY DEED

Effective as of **8th day of December, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Adrian Davis, and Carmen Davis** hereinafter referred to as Grantors, have bargained, sold, conveyed and by these presents do transfer sell and convey unto **Purple Rose Investments LLC, an Arizona Limited Liability Company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> **Land in Davidson County, Tennessee, being Lot 65, on the Plan of Bordeaux Hills Addition, of record in Book 4460, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.**

Being the same property conveyed to Adrian Davis and Carmen Davis, husband and wife by Quitclaim Deed from Adrian Davis, married, of record in Instrument No. 20211216-0166214 Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantors do further covenant and bind Grantors and Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in **Davidson** County, State of Tennessee on this the 8th day of December, 2021

GRANTORS:

Adrian Davis

Carmen Davis

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of December, 2021, before me personally appeared Adrian Davis and Carmen Davis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of December, 2021.

New Owner Name and Address to: Purple Rose Investments LLC 3101 N CENTRAL AVE #0168 PHOENIX, AZ 85012 **Property Address:** 3236 Briarwick Drive Nashville, TN 37218 **Mail tax bills to:** Purple Rose Investments LLC 3101 N CENTRAL AVE #0168 PHOENIX, AZ 85012 **Parcel I.D. Numbers:** 080 08 0 353.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is 180,000.00 AFFIANT Subscribed and sworn to before me this 8 day of December, 2021 NOTARY PUBLIC Commission expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 December 8, 2021 (date of document).

Affiant Signature

12/14/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

TAYLOR HUTSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25