Karen Johnson Davidson County
Batch# 797355 DEEDWARR
01/31/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20220131-0010942

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF January, 2022

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
TBKID LLC	**TBKID LLC**	
1955 Greenfield Dr (NAME)	1955 Greenfield Dr (NAME)	14708018000
Reno, NV 89509 (ADDRESS)	Reno, NV 89509 (ADDRESS)	
(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, **Cornerstone Investments, Inc., a Tennessee For Profit Corporation**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **TBKID 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:

Being Lot 5, Section 4, Beverly Heights, as recorded in Plat Book 5200, Page 263, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cornerstone Investments, Inc., by virtue of that certain Quit Claim Deed dated October 29, 2021, and being of record at Instrument No. 20211105-0148275, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Anchored Capital, LLC by virtue of Trustee Deed dated October 21, 2021 at Instrument No. 20211105-0148274, in the amount of $140,00.00 in the said Register's Office.

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

unimproved
This is improved x property, known as 217 Flora Maxwell Rd. Nashville, TN 37211
(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 18th day of January, 2022.

Cornerstone Investments, Inc.

President

By: Lane Wallace,

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public of said County and State, personally appeared Lane Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be President of **Cornerstone Investments, Inc.** the within named bargainer, and that he/she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of **Cornerstone Investments, Inc.** by himself/herself as President.

WITNESS my hand and official seal at office this 18 day of January, 2022.

Notary Public

My Commission Expires

My Commission Expires: October 16, 2022

ERIN LEANNE NOWLIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 1/20/22.

Affiant Signature

1/20/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 20 day of January 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022