Karen Johnson Davidson County
Batch# 798548 DEEDWARR
02/01/2022 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20220201-0011694

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00 Affiant Subscribed and sworn to before me, this 18 day of January _____ 2022. Notary Public My Commission Expires: _____

MARGARET PILKERTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

WARRANTY DEED

Address New Owner: Precision Development, LLC 2309B 23rd Ave N Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Parcel ID No. 081-02-0-159.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRUE INVESTMENTS, INC., a Tennessee corporation, and STONEGATE ACQUISITIONS, LLC, a Tennessee limited liability company** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **PRECISION DEVELOPMENT, LLC, a Tennessee limited liability company** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of John A. Bell's Subdivision of the Mary J. Fox Land of record in Plat Book 332, Page 41, 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 Katelyn Hannah Bowen Morse, married woman by Warranty deed from Urbangate Development Group, LLC, a Michigan limited liability company of record in Instrument No. 20180509-0044416 Register's Office for Davidson County, Tennessee, dated May 04, 2018 and recorded on May 09, 2018. (Value of consideration shown in aforementioned deed $180,000.00.)

Being the same property conveyed to Dale F. Jeffreys and Susan H. Jeffreys, husband and wife by Warranty deed from Katelyn Bowen Morse and Zachary Morse, wife and husband of record in Instrument No. 20200401-0034970 Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on April 01, 2020. (Value of consideration shown in aforementioned deed $195,000.00.)

Being the same property conveyed to True Investments Inc., a Tennessee Corporation and StoneGate Acquisitions, LLC, a Tennessee Limited Liability Company by Warranty deed from Dale F. Jeffreys and Susan H. Jeffreys, husband and wife of record in Instrument No. 20211203-0160938 Register's Office for Davidson County, Tennessee, dated November 29, 2021 and recorded on December 3, 2021. (Value of consideration shown in aforementioned deed $232,000.00.) Being also known as 1722 B Simpkins Street Nashville, Tennessee 37208.

This is improved property commonly known as: **1722 Simpkins St, Nashville, TN 37208**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of January, 2022.

TRUE INVESTMENTS, INC.

By: _____
Abram Mitchell, President

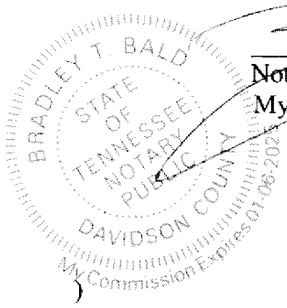
STONEGATE ACQUISITIONS, LLC

By: _____
Paul Simiyu, Sole Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **ABRAM MITCHELL,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of TRUE INVESTMENTS, INC., the within named bargainor, a Tennessee corporation, executed the foregoing instrument for the purpose therein contained as President of the Tennessee corporation.

Witness my hand, at office, this 18th day of January 2022.

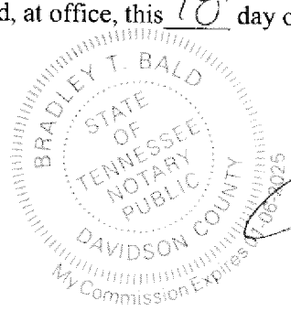


_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **PAUL SIMIYU,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of STONEGATE ACQUISITIONS, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained as Sole Member of the Tennessee limited liability company.

Witness my hand, at office, this 18th day of January 2022.



_____
Notary Public
My commission expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 1/18/2021 (date of document).

Affiant Signature

1/18/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

