Karen Johnson Davidson County
Batch# 839132 DEEDWARR
04/13/2022 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20220413-0042971

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Anthony Micheletti	SEND TAX BILLS TO: Anthony Micheletti	MAP-PARCEL NUMBERS
(NAME) 1407 TIMBER VALLEY DRIVE	(NAME) 1407 TIMBER VALLEY DRIVE	10816029000
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS) NASHVILLE, TN 37214	
(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, **Live Well Investments LLC, a Delaware Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Micheletti, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 51B of the zone lot division of Lot Nos. 49, 50 and 51, of Section Two, Percy Priest Woods, of record in Plat Book 6250, Page 261, amending Plat Book 5800, Page 259, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Live Well Investments, LLC, by virtue of that certain Warranty Deed dated August 6, 2007, and being of record at Instrument No. 20070823-0100759 in the Register's Office of Davidson County, Tennessee.

Live Well Investments, LLC, a Delaware limited liability company, having now been administratively dissolved by the Delaware Secretary of State and the Tennessee Secretary of State, does hereby convey its interest in said property above as part of the winding up of the limited liability company, pursuant to TCA § 48-245-302, et al. Live Well Investments, LLC having been at all times owned and operated by Benjamin Wright and Tene Wright as its Members.

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

This is unimproved _ / improved x property, known as 1407 Timber Valley Dr. Nashville, TN 37214
(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 4th day of April, 2022.

Live Well Investments LLC, a Delaware Limited Liability Company

Benjamin Wright, Authorized Member

STATE OF South Carolina
COUNTY OF Charleston

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Benjamin Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Member of Live Well Investments LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

WITNESS my hand and official seal at office this 4th day of April, 2022.

Notary Public
My Commission Expires: 5-28-2030

VINCENT GRANT
Notary Public
State of South Carolina
My Commission Expires May 28, 2030

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 April 5, 2022.

Affiant Signature

4/5/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of April, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022