Karen Johnson Davidson County
Batch# 841712 DEEDWARR
04/19/2022 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $407.00
20220419-0044961

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

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Innovative Acquisitions LLC 108 S. 17th Street Nashville, TN 37206	Innovative Acquisitions LLC Same as Owner	148-10-0-047.00

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, **Charles Westmoreland and Yvonne Westmoreland, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Innovative Acquisitions LLC, a Tennessee Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Locustwood, Section Five, as record in Book 2663, Page 43, Register's Office for said County.

Said Lot No. 175 fronts 83.95 feet on the Easterly said of Creekside Drive and extends back 217.5 feet on the Northerly line and 225.5 feet on the Southerly line, to a dead line, measuring 56.3 feet thereon.

Being the same property conveyed to Joseph L. Thain and wife, Mary J. Thain by Warranty Deed from Alvin E. Fussell and wife, Louise Fussell of record in Book 7755, Page 187, Register's Office for Davidson County, Tennessee, dated July 09, 1961 and recorded on February 16, 1961.

Being the same property conveyed to Mary Cole Thain by Quitclaim Deed from Joseph L. Thain and wife, Martha Mae Thain of record in Book 5051, Page 492, Register's Office for Davidson County, Tennessee, dated November 19, 1975 and recorded on July 28, 1976.

Being the same property conveyed to Yvonne Westmoreland and husband, Charles Westmoreland by Quitclaim Deed from Mary Cole Thain of record in Instrument No. 20060908-0111701 Register's Office for Davidson County, Tennessee, dated September

08, 2006 and recorded on September 08, 2006.

Property address: 3914 Creekside Drive Nashville, TN 37217
(for informational purposes)

This conveyance is subject to instruments of record at 20070130-0012484 and 20090925-0089165, Register's Office for Davidson County, Tennessee."

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 11th day of April, 2022.

_____ (SEAL)
Charles Westmoreland

_____ (SEAL)
Yvonne Westmoreland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of April, 2022, before me personally appeared Charles Westmoreland and Yvonne Westmoreland, 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 11th day of April, 2022.

_____
Notary Signature
My commission expires:

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

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 $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of April, 2022.

M.R. Schodroski

Notary Public
My commission expires:_____
File No. 2022-1001



Tennessee Certification of Electronic Document

I, Milissa Loew, 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 4/11/22 (date of document).

Affiant Signature

4/12/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of April, 2022.

M R Schodroski
Notary's Signature

MY COMMISSION EXPIRES: March 3, 2024

NOTARY'S SEAL

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON