Karen Johnson Davidson County
Batch# 851729 DEEDWARR
05/06/2022 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20220506-0052532

STATE OF ~~Tennessee~~ GEORGIA
COUNTY OF ~~Sumner~~ FULTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

AMEZE AGBORO
NOTARY PUBLIC
FULTON COUNTY, GA
Commission #00470293
Expires On : September 30, 2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~15th~~ 21st day of April, 2022.

Notary Public
MY COMMISSION EXPIRES: 09-30-2024
File No. 22-15880

VVI-TN-PC-1303208

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Notch One LLC (NAME)	Notch One LLC New Owner (NAME)	050-07-0-007.00
3405 Piedmont Rd. NE. Ste. 220	3405 Piedmont Rd. NE. Ste. 220	
Atlanta, GA, 30305	Atlanta, GA 30305	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Chief Jake, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Notch One LLC**, HEREINAFTER CALLED THE GRANTEES, 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. 101-A, Zone Lot Division – Lots 101 thru 103, Village by the Creek, Section Four, as shown on plat of record in Plat Book 6900, Page 290, amending Plat Book 6250, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Chief Jake, LLC, a Tennessee limited liability company, by Warranty Deed from Tamra McCaffrie, dated 9/7/2018 and recorded 9/13/2018 in Instrument No. 20180913-0091056, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3706 Village Trail, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 20th day of April, 2022.

Chief Jake, LLC, a Tennessee Limited Liability Company

By: _____
Paul Oakley, Member

By: _____
Jacob Conley, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary of Pulbic of the state and county mentioned, personally appeared Paul Oakley and Jacob Conley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Chief Jake, LLC, the within named bargainor, a Limited Liability Company, and that such Paul Oakley and Jacob Conley as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand and seal, this 20th day of April, 2022.

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Signature
My commission expires: 1/18/23

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 4-20-2022 (date of document).

Affiant Signature

4-22-2022

Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this 22 day of APRIL, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499