Karen Johnson Davidson County
Batch# 855680 DEEDWARR
05/16/2022 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20220516-0055694

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $420,000.00.

Affiant

Subscribed and sworn before me this the 28th day of April, 2022.

Notary Public
My commission expires: 9-4-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Middleton View, LLC	Trinity Peak Financial, LLC	093-11-0C 014.00
606 2nd Ave South	11289 Strang Line Rd	
Nashville, TN 37210	Lenexa, KS 66215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GOOD PEOPLE PROPERTIES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MIDDLETON VIEW, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Rutledge House Condominiums, of record in Book 11700, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Good People Properties, LLC, a Tennessee limited liability company, by deed dated 04/13/2018, from Tyler Johnston Harris, unmarried, of record in Instrument No. 20180416-0035376, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 606 2nd Ave South, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 28th day of April, 2022.

Good People Properties, LLC

BY: _____

Martee J. Harris, Authorized Representative

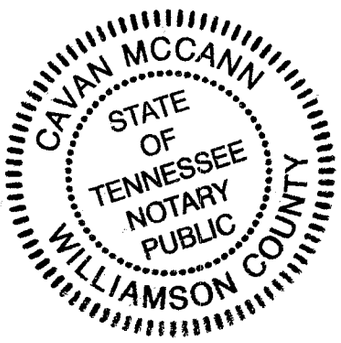
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Martee J. Harris**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themself to be the **Authorized Representative** of the within named bargainor, a LLC, and that they, as such **Authorized Representative,** executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said **Martee J. Harris** as such **Authorized Representative**.

Witness my hand and official seal this 28th day of April, 2022.

My commission expires: 9/18/22

_____
Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4-28-22.

Affiant Signature

4-28-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 28 day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY