Name and Address of New Owner:
Adam Beam and Nicole Fergesen
65 Lindsley Avenue, 310
Nashville, TN 37210

Karen Johnson Davidson County
Batch# 866767 DEEDWARR
06/02/2022 02:53:30 PM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20220602-0063916

Send Tax Bills To:
New owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 093110H02300CO

WARRANTY DEED

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, **Invictus Investments, LLC, a Tennessee limited liability company** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adam Beam ,married, as his sole and separate property , and Nicole Fergesen, married,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 310 of Muse, a Planned Unit Development with Private Elements (a Horizontal Property Regime), established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Muse, a Planned Unit Development (a Horizontal Property Regime), of record in Instrument No. 20200123-0008592 as amended in Instrument No. 20211001-0132086, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Invictus Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Muse Nashville, LLC, a Tennessee limited liability company, recorded on December 20, 2021, of record in Instrument No. 20211220-0167710, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to Muse Nashville, LLC, a Tennessee limited liability company, by Quitclaim Deed from The Fuel Tank, LLC, a Tennessee limited liability company, recorded on October 21, 2019, of record in Instrument No. 20191021-0107765, Register's Office for Davidson County, TN.

This is improved property known as 65 Lindsley Ave., Unit 310, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 31st day of May, 2022.

Invictus Investments LLC

_____(SEAL)

By John A Bell Jr, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Invictus Investments LLC the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of John A Bell Jr by himself as Authorized Agent.

Witness my hand, at office, this 31st day of May, 2022.

_____

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $570,000.00, 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
31st day of May, 2022.

Notary Public
My commission expires:
File No. 2022-4329-AN

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 5/31/22 (date of document).

Affiant Signature

6/2/22
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 2nd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-3-26

NOTARY'S SEAL

