Karen Johnson Davidson County
Batch# 876196 DEEDWARR
06/23/2022 11:04:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220623-0071696

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Avenue 365 Lender Services, LLC 1100 Virginia Drive, Suite 130 Fort Washington, PA 19034	BLACKWELL PROPERTIES, LLC c/o RENU Property Management LLC 2350 Pointe Parkway, Suite 250 Carmel, IN 46032

Order Number: 317652

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Boulton Properties, LLC, a Delaware Limited Liability Company**, for One Dollar and 00/100 ($1.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Blackwell Properties, LLC, a Delaware Limited Liability Company**, whose address is c/o RENU Property Management LLC, 2350 Pointe Parkway, Suite 250, Carmel, IN 46032, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 8 on the Plan of Kenwood Estates, as of record in Plat Book 9700, Page 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

Parcel ID: 053 16 0 222.00
Street Address of Property: 604 Ellis Court, Old Hickory, Tennessee, 37138

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 202111160152547 in the Register's Office, Davidson County, Tennessee.

Signed this 9th day of June, 2022.

Signature of Grantor(s):

Boulton Properties, LLC

By: _____

Name/Title Phillip Sinn / Authorized Signatory

STATE OF New York, COUNTY OF New York, SS:

BE IT REMEMBERED That on this 7th day of June, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Phillip Sinn in the capacity of Authorized Signatory for Boulton Properties, LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

RON EUGENIO
Notary Public, State of New York
No. 01EU6157447
Qualified in Kings County
Certificate Filed in New York County
Commission Expires March 12, 2023

_____
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 604 Ellis Court, Old Hickory, Tennessee, 37138
Tax Parcel: 053 16 0 222.00

Oath of Consideration

I or we, Phil Sun, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $350,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 9th day of June, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 7th day of June, 2022.

Michele M Ferrara
Notary Public

MICHELE M FERRARA
Notary Public - State of New York
NO. 01FE6224955
Qualified in New York County
My Commission Expires 2/19/22

Tennessee Certification of Electronic Document

I, Anthony Davis, 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 6/9/22 (date of document).

Affiant Signature

6/13/22
Date

State of PA

County of Montgomery

Sworn to and subscribed before me this 13 day of JUNE, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/17/23

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries