Karen Johnson Davidson County
Batch# 880914 DEEDWARR
06/29/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220629-0075563

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
InnoVestments LLC, a Tennessee Limited Liability Company	SAME AS (NAME)	
109 Lafayette Street (ADDRESS)	NEW OWNER (ADDRESS)	052-02-0-185.00
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William Ronald Harper, Kathy Harper Watkins, and Gina Harper Altvater, each receiving a one-third (1/3) undivided interest as tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto InnoVestments LLC, a Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that 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. 33 and the easterly one-half of Lot No. 32 of Block "A" on the Plan of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot and Part of Lot adjoin and front together 75 feet on the north side of Neelys Bend Road and run back between parallel lines along the west margin of Hillcrest Drive, 200 feet to a dead line.

Being the same property conveyed to William A. Harper and wife, Dorothy S. Harper by Warranty deed from Charles Ray Ashworth and wife Juanita B. Ashworth of record in Book 4369, page 340, Register's Office for Davidson County, Tennessee, dated September 25, 1969 and recorded on October 02, 1969. Being the same property conveyed to William A. Harper and wife Dorothy S. Harper, Trustee by Quitclaim deed from William A. Harper and wife Dorothy S. Harper individually of record in Book 9549, page 736, Register's Office for Davidson County, Tennessee, dated December 19, 1994 and recorded on December 19, 1994. Being the same property conveyed to Dorothy S. Harper, Trustee, and any successor trustees thereto, of the William A. Harper Trust, effective May 08, 2010 by Quitclaim deed from Dorothy S. Harper, Trustee u/a/d December 19, 1994 of record in Instrument No. 20110127-0007480 Register's Office for Davidson County, Tennessee, dated November 04, 2010 and recorded on January 27, 2011. Being the same property conveyed to Dorothy S. Harper, Trustee of the Dorothy S. Harper Trust U/a/d December 19, 1994 by Quitclaim deed from Dotothy S. Harper Trustee of the William A. Harper Trust, effective May 08, 2010 of record in Instrument No. 20181002-0097512 Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on October 02, 2018. Being a portion of the same property conveyed to William Ronald Harper, Kathy Harper Watkins and Gina Harper Altvater, each receiving a one third (1/3) undivided interest as tenants in common by Quitclaim deed from William Ronald Harper, Kathy Harper Watkins and Gina Harper Altvater, as co-Successor Trustees of the Dorothy S. Harper Trust U/A/D December 19, 1994 of record in Instrument No. 20201113-0133994 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 13, 2020.

This property is not a residence of the Grantors, spouses, or any dependents.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 739 Neelys Bend Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WARRANTY DEED
(Continued)

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. 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/our hand(s) this 23rd day of June, 2022.

William Ronald Harper

Gina Harper Altvater

Kathy Harper Watkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Ronald Harper, and Gina Harper Altvater, each receiving a one-third (1/3) undivided interest as tenants in common, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of June, 2022.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy Harper Watkins, receiving a one-third (1/3) undivided interest as tenants in common, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2022.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

True Copy Certification

I, **Kaz Arbogast,** 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 this the 23rd day of June, 2022.

Affiant Signature
Date 06/23/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023