Karen Johnson Davidson County
Batch# 885104 DEEDWARR
07/06/2022 02:26:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220706-0078006

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62152-1
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary C. LaGrone 504 Granny White Pike Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 10405016800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$50.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tenir, LLC, a California limited liability company,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mary C. LaGrone,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee being Lot No. 410 on the Map of Richland Realty Co's Division "C" of record in Book 421, page 31, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Tenir, LLC, a California limited liability company by Warranty Deed from Christopher C. Whitson, Trustee of the Clay M. Whitson Trust for the benefit of Clay M. Whitson, Jr., U/A/D May 2, 2008, dated November 2, 2021 and recorded on November 5, 2021 of record in Instrument No. 20211105-0148476, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters shown on The Plan, of record in Book 421, page 31, said Register's Office.

This is improved property, known as 3703 Princeton Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of July 1, 2022.

Tenir, LLC, a California limited liability company
By: Old Republic Exchange Company, a CA Corporation
Its: Sole Member

By: _____
Tina M. LePoer Its: Vice President

State of Virginia

County of City of Alexandria

Before me, the undersigned, personally appeared, **Tina M. Lepoer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President,** (or other officer authorized to execute this instrument) of **Tenir, LLC, a California limited liability company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

WITNESS THE EXECUTION HEREOF this 1 day of July, 2022

Notary

My Commission Expires: 03/31/2026

State of VA

County of Alexandria

SUMAIYAH GRAHAM
Notary Public
Commonwealth of Virginia
My Comm Expires 03/31/2026
7979075

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $50.00. At the instruction of the Davidson County Register of Deeds Office, the valuation of subject property is not reflected in consideration amount shown, due to a failed 1031 exchange of subject property. This is a transfer back from the exchange company, to the intended owner.

Affiant See attached

Sworn and subscribed before me this 5th day of July, 2022.

Notary

My Commission Expires: 09-25-2022

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this _____ day of _____, 20____.

Tenir, LLC, a California limited liability company
By: Old Republic Exchange Company, a CA Corporation
Its: Sole Member

By: _____
Tina M. LePoer Its: Vice President

State of _____

County of _____

Before me, the undersigned, personally appeared, **Tina M. Lepoer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President,** (or other officer authorized to execute this instrument) of **Tenir, LLC, a California limited liability company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

WITNESS THE EXECUTION HEREOF this ____ day of _____, 2022

_____
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $50.00. At the instruction of the Davidson County Register of Deeds Office, the valuation of subject property is not reflected in consideration amount shown due to a failed 1031 exchange of subject property. This is a transfer back from the exchange company, to the intended owner.

Mary C. [illegible]
Affiant

Sworn and subscribed before me this 1st day of July, 2022.

CHRISTY W. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

[illegible]
Notary

My Commission Expires: _____