Karen Johnson Davidson County
Batch# 885273 DEEDWARR
07/07/2022 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,483.70
20220707-0078225

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Claudeland Louis **234 Swift Drive** **Goodlettsville, TN 37072**	**New Owner**	**018-12-0-008.00**

State of Tennessee
County of DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is **$401,000.00**

Affiant

Sworn to and subscribed before me this 6 day of July, 2022.

Notary Public

My commission expires: 5-7-24

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **VALLEY VIEW MOBILE HOME PARKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **CLAUDELAND LOUIS, A SINGLE MAN** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 46, as shown on the map entitled Connell Estates, Section 2, of record in Plat Book 2900, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to VALLEY VIEW MOBILE HOME PARKS, LLC, by deed from BELINDA SUTTON AND EVELYN WILKINS, AS EQUAL TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20210507-0061704, dated April 30, 2021, said Register's Office.

This is improved property known as **234 Swift Drive, Goodlettsville, TN 37072.**

[*Signatures commence on the following page*]

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as follows:

1. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
2. Matters shown on the Plan of record in Plat Book 2900, Page 130, said Register's Office.
3. Restrictive Covenants contained in instrument of record in Book 3162, Page 35 and Book 3180, Page 73, said Register's Office.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 6th day of July, 2022.

GRANTOR:

VALLEY VIEW MOBILE HOME PARKS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Name: CHAD M. RAY
Its: SOLE MEMBER

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Chad M. Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Sole Member of Valley View Mobile Home Parks, LLC the within named bargainor, a limited liability company, and that they as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Chad M. Ray as Sole Member.

Witness my hand and official seal on this 6th day of July, 2022.

_____
Notary Public
My Commission Expires: 11/22/25

CARRIE BORDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

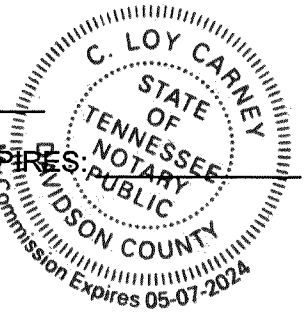
True Copy Certification

I, **Diane March,** 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 6th day of July, 2022.

Affiant Signature
Date 07/06/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 6th day of July, 2022.



Notary's Signature
MY COMMISSION EXPIRES: