Karen Johnson Davidson County
Batch# 891954 DEEDWARR
07/21/2022 12:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,979.41
20220721-0083657

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37145A-06-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $534,975.00. Affiant Subscribed and sworn to before me this 18th day of July, 2022. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Abram Ginsberg Ashley Ray 1236 Shawnee Road Madison, TN 37115	Broker Solutions Inc. 14511 Myford Road Suite 100 Tustin, CA 92780	Map and Parcel No.: 052 12 0 079.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Buyer Accepted, LLC, a Delaware limited liability company ("Grantor")**, has this day bargained and sold, and does hereby transfer and convey to **Joseph Abram Ginsberg and wife Ashley Ray (collectively, "Grantees")**, their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1236 Shawnee Road, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized agent, made effective as of the 18th day of July, 2022.

GRANTOR:

BUYER ACCEPTED, LLC
a Delaware limited liability company

By: _____
Miguel Villegas, Vice President

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Miguel Villegas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Buyer Accepted, LLC, a Delaware limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15 day of July, 2022.

_____
Notary Public
My Commission Expires: 10/1/2023

DILLON B TRUE
Notary Public - State of Florida
Commission # GG 918303
My Comm. Expires Oct 1, 2023
Bonded through National Notary Assn.

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 26 on the Plan of Sequoia Valley, Section II, of record in Plat Book 3700, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Buyer Accepted, LLC, a Delaware limited liability company, by Warranty Deed from Tony Robert Milliken, Sr., and Caraline Louise Milliken, husband and wife, of record in Instrument No. 20220624-0072781, in the Register's Office of Davidson County, Tennessee, dated June 21, 2022, and recorded on June 24, 2022.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2 Sequoia Valley (formerly Madison Farm), as recorded in Plat Book 3700, Page(s) 114 as amended in Book 4735, Page 159 and Instrument No. 20211013-0137461 and Instrument No. 20220126-0009319.
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4047, Page 877.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 7/15/22

GEORGE E. MUDTER, JR.
Dated 7/15/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 7/15/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

