Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

Karen Johnson Davidson County
Batch# 891981 DEEDWARR
07/21/2022 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20220721-0083691

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $328,000.00

Affiant

Subscribed and sworn to before me, this 20th day of July, 2022

Notary Public
My commission expires: 2/9/24

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Siobhan Polk	Bank of America, N.A	081-06-0-124.00
2624 Jenkins St	4500 Amon Carter Blvd	
Nashville, TN 37208	Fort Worth, TX 76155	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grandscale Investment Group, LLC a Tennessee limited liability company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Siobhan Aliss Polk, an unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the map entitled the Plan of Cumberland Gardens, Section Five, of record in Book 3300, page 37, 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 Solid Ground Management, LLC, by Warranty Deed from Orlando R. Westbrooks and wife, Shelia A. Westbrooks dated September 8, 2011 of record as Instrument No. 20110909-0070212, Register's Office for Davidson County, Tennessee. Said Warranty Deed having been corrected by Scrivener's Affidavit dated February 10, 201 of record as Instrument No. 20120217-0014316, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed April Wiggins by Quitclaim Deed from Solid Ground Management, LLC dated April 4, 2014 of record as Instrument No. 20140404-0028284, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to April Wiggins by Quitclaim Deed from Solid Ground Management, LLC dated December 13, 2016 of record as Instrument No. 20161215-0131471, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Grandscale Investments Group, LLC by Quitclaim Deed from April Wiggins dated July 7, 2021 of record as Instrument No. 20210802-0103302, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 2624 Jenkins St, Nashville, TN 37208

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 20th day of July, 2022.

Grandscale Investment Group, LLC

By: _____, Manager
April Wiggins
Its: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named April Wiggins, Manager of **Grandscale Investment Group,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Manager.

Witness my hand and official seal at Franklin, Tennessee, this the 20th day of July, 2022.

_____
Notary Public

My Commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2022077485

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 July 21, 2022.

Affiant Signature

Date: 7/21/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this July 21, 2022.

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

