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Karen Johnson Davidson County
Batch# 897443 DEEDWARR
08/02/2022 01:43:05 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20220802-0088000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this 29TH day of JULY, 2022

Notary Public
My commission expires: 7/6/24

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nancy Lee Layher, Trustee	**NEW OWNER**	**064-09-0-306.00**
2550 E. TIFFANY LANE		
SACRAMENTO, CA 95827		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

TN Ventures LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nancy Lee Layher, Trustee of the Layher Surviving Spouse's Trust dated December 20, 2004

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being Lot No. 29 on the Plan of Berryville in Block 4 of record in Plat Book 421, Page 117, Register's Office of Davidson County, Tennessee, to which is hereby made for a more particular description.

Being the same property conveyed to TN Ventures, LLC by Quitclaim Deed from TN Ventures, LLC, dated 4/12/19 of record in Instrument No. 20190415-0034175. Previously being a portion of the same property conveyed to TN Ventures, LLC by Warranty Deed from Jean E. Garrett, Personal Representative of the Estate of Mildred E. Helton, dated 4/3/19 of record in Instrument No. 20190410-0032448, as corrected by Scrivener's Affidavit of record in Instrument No. 20190509-0043605, and by that Warranty Deed from John M, Everett, Personal Representative of the Estate of Mildred E. Helton, dated 4/15/20 of record in Instrument No. 20200423-0042774, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 4241 Woods St, Old Hickory, TN 37138.

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 in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and 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.

TN Ventures, LLC

By: _____ Date: 7/29/22
Damien Shoemake, Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Damien Shoemake, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged himself to be the Member of TN Ventures LLC, a Tennessee limited liability company, the within named bargainor, and as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Damien Shoemake as such Member, and attesting the same.

Witness my hand, at office, this 29th day of July 2022, _____.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

