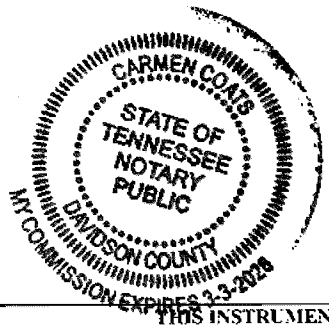
Karen Johnson Davidson County
Batch# 925847 DEEDWARR
10/05/2022 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $551.30
20221005-0109883

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $149,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2022.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Highroad Holdings, LLC	New Owner(s)	043-10-0A-030.00-CO
2003 Straightway Avenue, Apt B27		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VMV PROPERTIES, LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HIGHROAD HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, Tennessee, Unit B-27 (B200), Madison Park Condos, 555 Dupont Avenue, Madison, Tennessee, as of record in Plat Book 5200, Pages 179-182, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Louis Joseph Vargo and Tiffany A. Cathey, husband and wife by Warranty Deed from Duston J. Ward, an unmarried man aka Duston Ward of record in Instrument No. 20141117-0105780 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014.

Being the same property conveyed to VMV Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Louis Joseph Vargo and Tiffany A. Cathey, a/k/a Tiffany A. Vargo, husband and wife of record in Instrument No. 20201230-0154688 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on December 30, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 555 North Dupont Avenue B 27, Madison, TN 37115, but such address is not part of the legal description of the

property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2022.

VMV Properties, LLC,
a Tennessee Limited Liability Company

By: _____
Louis Joseph Vargo, Member

By: _____
Tiffany Cathey Vargo, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Louis Joseph Vargo, Member and Tiffany Cathey Vargo,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of VMV Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2022.

_____
Notary Public

My Commission Expires: 7/13/2024



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/5/2022 ____ (date of document).

Affiant Signature

10/5/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of October, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025