Karen Johnson Davidson County
Batch# 927061 DEEDWARR
10/07/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $662.30
20221007-0110820

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF October, 20 22

Notary Public

MY COMMISSION EXPIRES: 3-3-2025 (AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: CWASAYREI LLC	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	(NAME)	03414000200
5330 Illinois Ave	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **InvestSmart TN LLC** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CWASAYREI LLC**, a New York Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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, being Lot No. 19 on the plan of STANLEY HEIGHTS, as shown by plat of record in Plat Book 3300, Page 74, amended in Plat Book 3986, Page 917 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete descripiton.

Being the same property conveyed to InvestSmart TN LLC by Warranty Deed dated October 6, 2022 at Instrument No. 202210070110819 in said Register's Office, Tennessee. Being previously conveyed to Michael Jerry Bilbrey, by virtue of that certain Quit Claim Deed dated September 11, 2017, and being of record at Instrument No. 20170929-0099878 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 305 Dinwiddie Dr. Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my hand this 6th day of October, 2022.

InvestSmart TN LLC

By: Madison Adams, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Madison Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member of **InvestSmart TN LLC** the within named bargainer, and that she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of **InvestSmart TN LLC** by herself as Member.

WITNESS my hand and official seal at office this 6th day of October, 2022.

Notary Public

My Commission Expires: 11/3/25



Certificate of Authenticity

I, Holly A. Mason, 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 October 7, 2022.

Affiant Signature

10/7/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022