WARRANTY DEED

Karen Johnson Davidson County
Batch# 931295 DEEDWARR
10/19/2022 09:47:39 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20221019-0113966

DM-EH-22-504-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Invest Holdings LLC	Same as new owner	
(NAME) **728 CRESTMARK DR**	(NAME)	**071 16 0 199.00**
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EASY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INVEST HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 55 feet of the Westerly 105 feet of Lots Nos. 102,103 and 104 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Easy Holdings, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Stephen F. Meade, unmarried, of record in Instrument No. 20220803-0088402, in the Register's Office of Davidson County, Tennessee, dated July 29, 2022 and recorded on August 03, 2022.

Being a part of the property conveyed to Helen Katherine Creason Meade, by Quitclaim Deed from Mr. Stephen F. Meade, of record in Instrument No. 20060828-0106324, in the Register's Office of Davidson County, Tennessee, dated August 24, 2006 and recorded on August 28, 2006. The Said Helen Katherine Creason Meade having since died on April 29, 2010 leaving Stephen F. Meade as sole tenant by the entirety.

Being the same property conveyed to Lee Putnam, Trustee, by Quitclaim Deed from Sandra Meade, of record in Book 9099, Page 988, in the Register's Office of Davidson County, Tennessee, dated September 10, 1993 and recorded on October 01, 1993 and with in the same deed the said lee Putnam, Trustee conveyed his interest in the Subject property to Stephen F. Meade.

Being the same property conveyed to Stephen F. Meade and wife, Sandra Meade, by Special Warranty Deed from Secretary of Veterans Affairs, an Officer of The United States of America, of record in Book 8348, Page 375 in the Register's Office of Davidson County, Tennessee, dated April 30,1991 and recorded on May 09, 1991.

This conveyance is subject to:
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKWOOD PARK, as recorded in Plat Book 421, Page(s) 12.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **504 Douglas Ave, Nashville, Tennessee 37207**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 14th DAY OF OCTOBER, 2022.

Easy Holdings, LLC

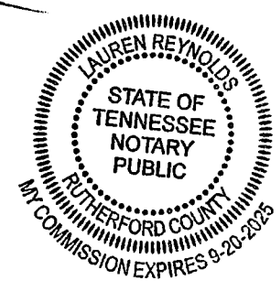
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of EASY HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 14th of October, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212