Karen Johnson Davidson County
Batch# 936769 DEEDWARR
11/02/2022 09:02:47 AM 2 pgs
Fees: $13.00 Taxes: $7,640.50
20221102-0118146

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62843
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathan Deeth 107 38th Avenue North Nashville, TN 37209	New owner

TAX MAP PARCEL NUMBERS: 10405002700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,065,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gavi Group, LLC, a Tennessee limited liability company,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Deeth,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of a Part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gavi Group, LLC, a Tennessee limited liability company, by Warranty Deed from Scott Hearon and Allison Hearon, husband and wife, dated May 21, 2021 and recorded on May 25, 2021 of record in Instrument No. 20210525-0070949, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters shown on the Plan of record in Book 421, page 109, said Register's Office.

This is improved property, known as 107 38th Avenue North, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 2022.

Gavi Group, LLC

By: _____
Pamela Kurio, Manager and Member

_____
Jan Bowen, Manager and Member

State of Tennessee

County of Davidson

On this 31st day of October, 2022, before me the undersigned authority, personally appeared, Pamela Kurio, as Manager and Member and Jan Bowen, as Manager and Member, of the Gavi Group, LLC, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,065,000.00.

_____
Affiant

Sworn and subscribed before me this 31st day of October, 2022.

My Commission Expires: 2/28/25

_____
Notary

AMANDA BIRNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY