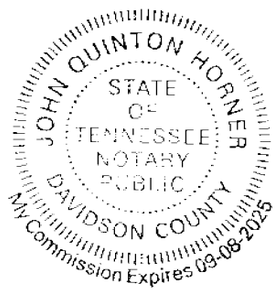
Karen Johnson Davidson County
Batch# 938477 DEEDWARR
11/07/2022 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $8,443.70
20221107-0119496

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$2,282,080.00~~

Affiant

Subscribed and sworn ~~to~~ before me, this the 4th day of November, 2022.

Notary Public

My commission expires: 9/8/25

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:
Henry Pettus Randall IV Lindsay Voigt Randall	CADENCE BANK MTG ~~New Owner(s)~~ C/C	103-03-0-243.00
4702 Nebraska Avenue	2748 WEST JACKSON ST BLDG C - 2nd FLR	
Nashville, TN 37209	TUPELO, MS 38801	

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, **COLCLASURE COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY PETTUS RANDALL, IV AND LINDSAY VOIGT RANDALL, HUSBAND AND WIFE**, 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, being Lot No. 8, Block 10, on the Plan of Part of Sylvan Park of record in Plat Book 332, Page 104, 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 Juan Vallarino, married by Warranty Deed from Jerry Pierce, unmarried, of record in Instrument No. 20130821-0088096, Register's Office for Davidson County, Tennessee, dated August 16, 2013 and recorded on August 21, 2013.

Being the same property conveyed to Juan Vallarino, Trustee of the Juan Vallarino Revocable Trust established on February 11, 2014 and Neith Elizabeth Vallarino, Trustee of The Neith Elizabeth Vallarino Revocable Trust established on February 11, 2014 by Quitclaim Deed from Juan Vallarino of record in Instrument No. 20190306-0020441, Register's Office for Davidson County, Tennessee, dated March 05, 2019 and recorded on March 06, 2019.

Being the same property conveyed to Million Dollar View LLC, a Tennessee limited liability company by Warranty Deed from Juan Vallarino, Trustee of the Juan Vallarino Revocable Trust established on February 11, 2014, a 50% interest and Neith Elizabeth Vallarino, Trustee of The Neith Elizabeth Vallarino Revocable Trust established on February 11, 2014, a 50% undivided interest, of record in Instrument No. 20210819-

0112358, Register's Office for Davidson County, Tennessee, dated August 16, 2021 and recorded on August 19, 2021.

Being the same property conveyed to Colclasure Company, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Million Dollar View, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210907-0119433, Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 07, 2021.

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 4702 Nebraska Avenue, Nashville, TN 37209, 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 4th day of November, 2022.

Colclasure Company, LLC, a Tennessee Limited Liability Company

By: _____
Ethan Colclasure, Sole 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 Ethan Colclasure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Colclasure Company, LLC, a Tennessee Limited Liability Company, and that he, 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 4th day of November, 2022.

_____
Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

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 November 7, 2022 (date of document).

Affiant Signature

November 7, 2022

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023