WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/
RETURN TO
Summit Title & Escrow
7110 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-4678

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

State of TENNESSEE
County WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed & sworn to before me, this 9th day of November 2022

Notary Public

My Commission Expires: 10/26/25

Property Address: 3257 East Lake Drive, Nashville, TN 37214 **Map/Parcel Number:** 108-12-0-236	**Name & Address of New Owner** I Am Investments LLC 3538 Murfreesboro Pike, Suite 301, Nashville, TN 37013	**Send Tax Bills To:** I Am Investments LLC 3538 Murfreesboro Pike, Suite 301, Nashville, TN 37013

Effective as of **9th day of November, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Music City Financial LLC, a Texas Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **I Am Investments LLC, a Tennessee Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 99 on the Plan of Section 5, Trailwood, of record in Plat Book 6900, Page 477-479, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from Deborah A. Gregory, a married woman, of record in Instrument No. 202211140120847, in the Register's Office of Davidson County, Tennessee. The property was not the marital residence of Deborah A. Gregory at the time of conveyance.

Being the same property conveyed to Deborah A. Gregory, by Quitclaim Deed from Preston L. Gregory dated December 8, 2016, recorded on December 12, 2016, in Instrument No. 20161212-0129685, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Preston L. Gregory and wife, Deborah A. Gregory, by Special Warranty Deed dated May 20, 1997, recorded on May 23, 1997, in Book 10465, Page 270, Register's Office for Davidson

Karen Johnson Davidson County
Batch# 940377 DEEDWARR
11/14/2022 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20221114-0120848

County, Tennessee. The said Preston L. Gregory and Deborah A. Gregory having since divorced.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2023 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand on this 9TH day of November 2022

GRANTOR:

Music City Financial LLC, a Texas Limited Liability Company

By: N. Viddal

Noah Viddal, Authorized Signer

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, KRISTEN GEVINSKI of the state and county mentioned, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signer of Music City Financial LLC, the within named bargainor, a Limited Liability Company, and that such Noah Viddal as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in BRENTWOOD, this 9TH day of NOV, 2022.

Kristen Gevinski
Notary Signature

KRISTEN GEVINSKI

COMMISSION EXPIRES: 10/26/25

Tennessee Certification of Electronic Document

I, R. Alan Allsbrook, 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 9th, 2022_____ (date of document).

Affiant Signature

11/9/2022
Date

State of Tennesee

County of Shelby

Sworn to and subscribed before me this 9th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 2/28/23

NOTARY'S SEAL

PAMELA OPPENHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 02-28-23