Name and Address of New Owner:
Kinyata McGee-Swope
2437 Batavia Street
Nashville, TN 37208

Send Tax Bills To:
Kinyata McGee-Swope
929 30th Ave N
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 943287 DEEDWARR
11/21/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20221121-0123179

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 092-06-0-647

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Infinite Investments, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kinyata McGee-Swope, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 33 in G. W. Ashcrafts Subdivision of Lot No. 11 in the Boyd McNairy Tract, a plan of which is of record in Book 57, page 59, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 33 fronts 33 feet on the South side of Batavia Street and extends back on the east side 110 feet and 113 feet along 25th Avenue, north to an alley on the rear on which it measures 30 feet thereon.

Being the same property conveyed to Infinite Investments, LLC, from Rivergate Investments, Inc., by Warranty Deed dated June 16, 2017 and recorded June 19, 2017 in Instrument #20170619-0060913, said Register's Office.

*** NOTE: The said property being conveyed is part of the winding up of business affairs for Infinite Investments, LLC.***

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of November, 2022.

Infinite Investments, LLC, a Tennessee Limited Liability Company

By: CC Sole Owner (SEAL)
Chris Clarke, Sole Owner

STATE OF ~~TENNESSEE~~ Ohio KKL 11/17/2022
COUNTY OF ~~DAVIDSON~~ Hocking KKL 11/17/2022

Before me,A Notary Public of the state and county mentioned, personally appeared Chris Clarke, 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 Owner of Infinite Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Chris Clarke as such Owner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Owner.

Witness my hand and seal, this 17th day of November, 2022.

Notary Signature
My commission expires: 10/27/2025

NOTARY PUBLIC STATE OF OHIO

KELLY LYNN RINEHART
Notary Public
State of Ohio
My Comm. Expires
October 27, 2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 17th day of November, 2022.

Notary Signature
My commission expires: 11/16/2024

20221121012317

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 11/17/2022 (date of document).

Shannon O'Neill

11/17/2022

Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17 day of November, 2022.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD