Karen Johnson Davidson County
Batch# 951858 DEEDWARR
12/15/2022 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,788.95
20221215-0129889

WARRANTY DEED

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $483,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/12/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/6/24

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-4506

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Laurie Arteaga	Prime Lending	096-09-0-218.00
314 Loma Drive	1911 Preston Rd, Ste 900	
Nashville, TN 37214	Dallas, TX 75252	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jireh Ventures Movement, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laurie Arteaga, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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. 162 on the Plan of Plat on Woodberry Park of record in Plat Book 2133, Page (s)117 through 119, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 162 fronts 94 feet on the Southerly side Loma Drive and Extends back 150.4 feet on the Northwesterly line 152.5 feet on the Southerly line to a dead line in the rear, which is a broken line measuring a total of 108.1 feet thereon

Being the same property conveyed to Jireh Ventures Movement, LLC, a Tennessee limited liability company by Quit Claim deed from Logan Rhea Realty, LLC, a Tennessee limited liability company of record in Instrument No. 20220517-0057008 Register's Office for Davidson County, Tennessee, dated May 05, 2022 and recorded on May 17, 2022.

Being the same property conveyed to William Pope by Quit Claim deed from Jireh Ventures Movement, LLC, a Tennessee limited liability company of record in Instrument No. 20220720-0083194 Register's Office for Davidson County, Tennessee, dated July 19, 2022 and recorded on July 20, 2022.

Being the same property conveyed to Jireh Ventures Movement, LLC, a Tennessee limited liability company by Quit Claim deed from William Pope of record in Instrument No. 20221205-0126751 Register's Office for Davidson County, Tennessee, dated November 30, 2022 and recorded on December 5, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 314 Loma Drive Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on December 12, 2022.

Jireh Ventures Movement, LLC, a Limited Liability Company

By: _____
Logan Rhea, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Logan Rhea, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Jireh Ventures Movement, LLC, the within named bargainor, a Tennessee limited liability company, and that Logan Rhea as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this December 12, 2022.

_____
Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires: _____

File #: 2022-4506
RECORD & RETURN TO:
CLOSED NASHVILLE, LLC
278 Franklin Road, Suite 160
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/12/22 (date of document)

Affiant Signature

12/15/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY