Karen Johnson Davidson County
Batch# 958128 DEEDWARR
01/05/2023 01:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20230105-0001030

This Instrument Prepared By:

Law Office of W. Derek Malcolm
100 Fifth Street, Suite 520
Bristol, Tennessee 37620
(423) 291-4810

WARRANTY DEED

THIS DEED, made and entered into on this the 20th day of December, 2022, by and between **PURPLE DOORS LLC, a Tennessee limited liability company,** party of the first part, and **SHANE T. ANDREWS, unmarried man,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23, Block 4 on the Plan of Berryville of record in Plat Book 421, page 117, 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 a portion of the same property conveyed to Purple Doors LLC, a Tennessee limited liability company by Warranty deed from Donnie Cripps Atkins, a married person and Emmett M Atkins of record in Instrument No. 20220321-0033746 Register's Office for Davidson County, Tennessee, dated March 18, 2022 and recorded on March 24, 2022. (Value of consideration shown in aforementioned deed $200,000.00).

Assessor's Parcel: 064-09-0-134.00

Street address: 4229 Woods Street, Nashville, TN 37138

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, his successors and assigns in fee simple forever.

The party of the first part covenants with the party of the second part that it is lawfully seized and possessed of the property herein described and hereby conveyed, that it has a good right and full authority to convey same, that the same is unencumbered; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2022 are prorated and the payment is assumed by the party of the second part.

IN TESTIMONY WHEREOF, Witness the signature of the party of the first part hereunto affixed, by its duly authorized agent, on the day and year first above written.

PURPLE DOORS LLC

By: _____

Corey Lavinder, Chief Executive Manager

STATE OF TENNESSEE)

:ss

COUNTY OF Sullivan)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, COREY LAVINDER, Chief Executive Manager of PURPLE DOORS LLC, the within named bargainor, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath,

acknowledged that he executed the foregoing instrument for the purposes therein contained, on behalf of Purple Doors LLC, as such Chief Executive Manager.

WITNESS my hand, at office, this the 21st day of December, 2022.

Rebecca A Theall

Notary Public

My Commission Expires:

1/26/25

REBECCA A. THEALL STATE OF TENNESSEE NOTARY PUBLIC SULLIVAN COUNTY

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Shane T. Andrews

Address: 4229 Woods Street
Nashville, TN 37138

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Shane

Sworn to and subscribed before me this the 21 day of December, 2022.

Notary Public

ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

11/2/26

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 12/21/2022 (date of document).

Affiant Signature

12/21/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

