WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2023.

Notary Public Jennifer Slade

MY COMMISSION EXPIRES: 07-25-2025
(AFFIX SEAL)

JENNIFER SLADE
Notary ID #129500878
My Commission Expires
July 25, 2025

DM-AR-22-2702

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 960277 **DEEDWARR**
01/11/2023 01:07:52 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20230111-0002423

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Invest Holdings, LLC	Same as new owner	
(NAME)	(NAME)	**118 07 0 032.00**
728 Creatmark Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JAMES F. THROCKMORTON, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **INVEST HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 39 on the Map of Berrywood, being in the Sixth Civil District of said County, of record in Plat Book 1835, Page 24, Register's Office for said County.

Said Lot No. 39 fronts 78.0 feet on the Northeasterly margin of Larmon Avenue and extends back 157.2 feet on the Southerly line and 115.0 feet on the Northwesterly line to a broken line in the rear, measuring 103.0 feet thereon.

Being the same property conveyed to James F. Throckmorton, by Warranty Deed from John Fogaros and wife, Opal Fogaros, of record in Book 6637, Page 437, in the Register's Office for Davidson County, Tennessee, dated August 22, 1985 and recorded on August 23, 1985.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Berrywood, as recorded in Plat Book 1835, Page(s) 24.
- No coverage is provided as to the amount of acreage or square footage of the land.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2702 Larmon Drive, Nashville, Tennessee 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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/our hand(s) this the 6th DAY OF JANUARY, 2023.

James F. Throckmorton

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Travis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES F. THROCKMORTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~(he/she~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of January, 2023.

Notary Public Jennifer Slade
My Commission Expires: 07-25-2025
(SEAL)

JENNIFER SLADE
Notary ID #129500878
My Commission Expires
July 25, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212