Karen Johnson Davidson County
Batch# 964092 DEEDWARR
01/24/2023 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230124-0005537

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-12699-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of January, 2023.

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Invest Holdings, LLC 700 Meridian Street Nashville, TN 37207	Same address as new owner	082-07-0-305

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($350,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **EASY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **INVEST HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantees, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Map of Dr. V.S. Lindsley's Addition to Edgefield, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Easy Holdings, LLC, a Tennessee limited liability company from Stephen Meade, a Married man, by Warranty Deed dated 05/12/2022 and recorded 05/18/2022 in Instrument No. 20220518-0057369, Register's Office of said County.

Being part of the same property conveyed to Helen Katherine Creason Pedro Meade from Stephen F. Meade to create an estate by the entireties, by Quitclaim Deed dated 10/11/2006 and recorded 10/11/2006 in Instrument No. 20061011-0126538, Register's Office of said County. Helen Katherine Creason Pedro Meade having passed away on April 29, 2010, Stephen F. Meade became vested fee simple owner as surviving tenant by the entireties.

Being part of the same property conveyed to Stephen Foster Meade from Kimberly

Alexander Meade, by Quitclaim Deed dated 10/03/2006 and recorded 10/03/2006 in Instrument No. 20061003-0122263, also by Final Decree of record in Instrument No. 20120801-0067860, Register's Office of said County.

Being the same property conveyed to Stephen F. Meade, married from James Edward Underwood, as successor in interest to ACU I, LLC, by Warranty Deed dated 08/02/2000 and recorded 08/02/2000 in Instrument No. 20000802-0076877, Register's Office of said County.

This conveyance is made subject to all matters as shown on plat of record in Book 57, page 25; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 700 Meridian Street, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, its successors and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 24th day of January, 2023

GRANTOR

Easy Holdings, LLC, a Tennessee Limited Liability Company

By: _____, Sole Owner
Robert Norris, Sole Owner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 24th day of January, 2023, before me, appeared Robert Norris, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Easy Holdings, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Easy Holdings, LLC and said Robert Norris acknowledged said instrument to be the free act and deed of Easy Holdings, LLC.

WITNESS my hand and seal, this the 24th day of January, 2023.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28th, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1/24/23 (date of document).

Jennifer L. Pennell

1/24/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of January, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

