Karen Johnson Davidson County
Batch# 965918 DEEDWARR
01/31/2023 08:34:30 AM 5 pgs
Fees: $28.00 Taxes: $2,054.61
20230131-0007018

This instrument prepared by VidmarLaw, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to:

Order Number: 520997

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **John Vlahakis, an** unmarried man, for Five Hundred Fifty-Five Thousand Three Hundred and No/100 Dollars ($555,300.00) and other valuable consideration paid, warrants the title against all person whomsoever and do(es) hereby conveys unto the Grantee(s), **Jvs Rentals, LLC, a Georgia Limited Liability Company,** whose address is 1023 Lenox Valley Dr, Atlanta, GA 30324, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 64 on the Map of Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Be the same more or less, but subject to all legal highways.

PCL520997DWAR01010103

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do(es) hereby covenant with the Grantee(s) that is lawfully seized of the above described real estate, that has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 118 14 0 002.00
Street address of property: 3515 General Hood Trail, Nashville, TN 37204
Prior Instrument Reference by which Grantor(s) acquired title: Instrument number 20220824-0095342 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Jvs Rentals, LLC and 3515 General Hood Trail, Nashville, TN 37204

Signed this 19th day of January, 2023

Signatures of Grantor:

John Vlahakis

STATE OF Georgia, COUNTY OF DeKalb, SS:

BE IT REMEMBERED That on this 19 day of January, 2023 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came John Vlahakis, **known** to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

ALISON HANNIBAL
Notary Public
State of Georgia
Barrow County
My Comm. Expires July 29, 2023

PCL520997DWAR01010203

Property Address: 3515 General Hood Trail, Nashville, TN 37204
Tax Parcel: 118 14 0 002.00

Oath of Consideration

I or we, John Vlahakis, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $555,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 19th day of January, 2023.

Signatures of Affiant(s):

Sworn and subscribed before me this 19 day of Jan, 2023

Alison Hannibal
Notary Public

ALISON HANNIBAL
Notary Public
State of Georgia
Barrow County
My Comm. Expires July 29, 2023

PCL520997DWAR01010303

STATE OF Georgia
COUNTY OF DeKalb

The actual consideration or true value, whichever is greater for this transfer is $ 555,300.00.

Affiant

Subscribed and sworn to before me, this the 19 Day of Jan. 2023

Notary

ALISON HANNIBAL
Notary Public
State of Georgia
Barrow County
My Comm. Expires July 29, 2023

Tennessee Certification of Electronic Document

I, Entani Morris, 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 1·19·23 (date of document).

Entani Morris
Affiant Signature

1·24·23
Date

State of Texas

County of Dallas

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

Notary's Signature

MY COMMISSION EXPIRES: 1/19/25

NOTARY'S SEAL

JOSE ANGEL GOMEZ
Notary Public, State of Texas
Comm. Expires 01-19-2025
Notary ID 132875316