This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

Karen Johnson Davidson County
Batch# 984190 DEEDWARR
03/23/2023 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20230323-0021174

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **W. A. INVESTMENT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVOLVE INNOVATION HOLDINGS, LLC, A WYOMING LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO 5, ON THE PLAN OF JG GRISSIM'S GRAND AVENUE ADDITION, OF RECORD IN BOOK 974, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO W A INVESTMENT VENTURES, LLC, BY WARRANTY DEED FROM ERIN DIAS, TRUSTEE OF THE 913 BAILEY ST TRUST, DATED MARCH 7, 2023, OF RECORD IN INSTRUMENT NO 202300307-0016504, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property know as: **913 BAILEY ST, Nashville, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of March, 2023.

W. A. INVESTMENT VENTURES, LLC

BY: Wyatt Chittenden
WYATT CHITTENDEN, Member

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **WYATT CHITTENDEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **W. A. INVESTMENT VENTURES, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

DONE at offices in Clarksville, Tennessee, on this the 20th day of March, 2023.

Notary Public
My Commission Expires: 09/18/2024

Notarized online using audio-video communication
STATE OF TENNESSEE
COUNTY OF _____

Online Notary Public
My Commission Expires
September 18, 2024

The actual consideration or value, whichever is greater, for this transfer is ~~$200,000.00~~ **$277,000.00**

Affiant

Subscribed and sworn to before me, this the 20 day of March, 2023.

Notary Public
My Commission Expires: 5.9.24

Address New Owner(s) as follows:
EVOLVE INNOVATION HOLDINGS, LLC
309 Patton Dr
Mt. Juliet, TN 37122

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 083 01 0 224.00

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3.20.23.

Affiant Signature

3.20.23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of March, 2023.

Notary Signature

My Commission Expires: 05/09/2026

