Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 992893 DEEDWARR
04/17/2023 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230417-0028063

WARRANTY DEED

Effective as of **14th day of April, 2023,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged**, Dupree Chavez, Unmarried** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **InvestSmart TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 45, on the Plan of Hampton Park (Formerly Chitwood Downs, a Planned Unit Development), of record in Book 6900, Pages 550, 551, and 552, as amended by Certificate of Correction of record in Book 7462, Page 445, and further amended by Amendment to Change Name of record in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This real property being all or part of the property conveyed by deed of record in Instrument No. 20130730-0079195, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2023 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

DocuSign Envelope ID: 5E241676-757C-46BB-8C27-53B700723E55

4/14/2023

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the _____ day of April, 2023

GRANTORS:

DocuSigned by:
Dupree Chavez
BE74E3708FCA4E4...

Dupree Chavez

STATE OF TN
COUNTY OF Shelby

On this 4/14/2023 **day of** _____**, 2023, by audio-video communication personally appeared** Dupree Chavez **~~Chavez Dupree~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 4/14/2023 **day of** _____**, 2023.**

L.A. QUINN TENNESSEE NOTARY PUBLIC Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

DocuSigned by:
A6835967D0524B6...

Notary Signature
My commission expires:

New Owner Name and Address to: InvestSmart TN, LLC 4372 S Carothers Rd Franklin, TN 37064 Property Address: 1732 Aaronwood Drive Old Hickory, TN 37138 Mail tax bills to: InvestSmart TN, LLC 4372 S Carothers Rd Franklin, TN 37064 Parcel I.D. Numbers: 063-16-0A-015-00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $300,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. DocuSigned by: Dupree Chavez BE74E3708FCA4E4... AFFIANT Subscribed and sworn to before me this 4/14/2023 day of April, 2023 DocuSigned by: A6835967D0524B6... NOTARY PUBLIC Commission expires: _____

L.A. QUINN TENNESSEE NOTARY PUBLIC Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 7, 2027

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 04/14/2023 (date of document).

Affiant Signature

04/14/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 14th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

