(1)

WARRANTY DEED

File No DH-23-4414

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,000 00

Affiant

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

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES 12/16/2024

(AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
SMB Investments LLC	Same as new owner	
(NAME)	(NAME)	
3726 Manson Pike #616		071-16-0-026 00
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1008044 DEEDWARR
05/26/2023 09 39 58 AM 2 pgs
Fees $13 00 Taxes $2,364 30

20230526-0039819

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Aligned Realty, LLC, a Utah limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SMB Investments LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southerly 60 feet on the Northerly 325 feet of Lot No. 6 on the Plan of A. B. Spain's Subdivision of the Lischey Gardens of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said part of said Lot No. 6 fronts 60 feet on the Easterly side of Jones Avenue and extends back between parallel lines 269 feet to a dead line in the rear, measuring 60 feet thereon.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER 20031022-0156561, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to ALIGNED REALTY, LLC, A UTAH LIMITED LIABILITY COMPANY, by deed from Thomas J Rapisarda and Shawnee M Rapisarda, Trustees of Rapisarda Family 2011 Trust, dated May 31, 2011, of record in Instrument No. 20220511-0053654, dated April 18, 2022, said Register's Office

This is property more commonly known as 1407 Jones Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations, (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 24th day of May, 2023.

Aligned Realty LLC, a Utah limited liability company

By: _____
David Brookshire, Member

By: _____
Yelena Maltsev, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared David Brookshire and Yelena Maltsev, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be members of Aligned Realty LLC, the within named bargainor, a Utah Limited Liability Company, and that such members executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as members.

Witness my hand and seal, at office in Nashville, TN, this 24th day of May, 2023

_____
Notary Signature

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My commission expires: _____

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064