Name and Address of New Owner:
Sam Inside Ventures LLC
392 Annex Avenue
Nashville, TN 37209

Send Tax Bills To:
Sam Inside Ventures LLC
140 Ambassador Private Dr.
Hendersonville, TN 37075
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 102-03-0-168

Karen Johnson Davidson County
Batch# 1017166 DEEDWARR
06/21/2023 11:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20230621-0047014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **GRE, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **SAM Inside Ventures LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being all of Lot No. 1206, Charlotte Park Subdivision, Section 21, as shown by plan and survey of record in Book 3700, Page(s) 10 and 11, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said land.

Being the same property conveyed to GRE, LLC by Quitclaim Deed dated September 9, 2019 from Port Royal, LLC, recorded September 10, 2019 in Instrument No. 20190910-0091352 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of June, 2023.

GRE, LLC, a Limited Liability Company

By: _____(SEAL)
John A Bell Jr, Authrized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Loudhorn of the state and county mentioned, personally appeared John A Bell Jr as Authroized Agent for GRE, LLC, 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 Authorized Agent for GRE, LLC, the within named bargainor, a Limited Liability Company, and that such he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 20th day of June, 2023.

_____
Notary Signature

Printed Name: Dellana Loudhorn

My commission expires: 3/2/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
20th day of June, 2023.

Notary Public
My commission expires: 05-09-26
File No. 2023-5960-MR

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A. Mason, 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 ~~April~~ June 20, 2023.

Affiant Signature

6/20/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of ~~April~~ June, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026