Karen Johnson Davidson County
Batch# 1024801 DEEDWARR
07/11/2023 12:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,350.50
20230711-0052999

This instrument prepared by and (MAIL) instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
TAH Holding LP, a Delaware Limited Partnership
P.O, Box 15087
Santa Ana, CA 92735

Name and address of new owner:
TAH Holding LP, a Delaware Limited Partnership
P.O, Box 15087
Santa Ana, CA 92735

Map parcel number: 059150A11000CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Connect Deals LLC, a Virginia Limited Liability Company,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

TAH Holding LP, a Delaware Limited Partnership,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hand this 6th day of July, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Connect Deals LLC, a Virginia Limited Liability Company

By: _____
Name: Jared "Cy" Bornes
Its: Manager

State
~~STATE~~ OF VIRGINIA
City
~~COUNTY~~ OF Richmond

Personally appeared before me, Jared 'Cy' Bornes, a Notary Public in and for said County and State, Richmond, VIRGINIA, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of July, 2023

_____
Notary Public

Printed Name: Rajendrakumar R Patel

My Commission Expires: 06/30/2024

RAJENDRAKUMAR R PATEL
COMMONWEALTH OF VIRGINIA
Expires 06/30/2024
ID # 7214647
NOTARY PUBLIC

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1009 Eddystone Court, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 059150A11000CO

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Final Plat of Phase Five, Chateau Valley of record in Plat at Instrument No. 20050815-0096234, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Connect Deals LLC, a Virginia Limited Liability Company from Donald Harris, a married man, Nyla Harris aka Nyla Jefferson, an unmarried person, Sharese Harris aka Shareese Harris aka Shareese Harris-Gay, a married woman, Ronald Harris, Jr., a married man, Myka Harris aka Myka Harris, a married woman, and Stanley Harris, an unmarried person of record in Instrument No. 20230711-0052927, Register's Office for Davidson County, Tennessee, dated July 6th, 2023 and recorded on July 11th, 2023 (Value of consideration shown in aforementioned deed $349,500.00.)

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 365,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GA

COUNTY OF Gwinnett

Sworn to before me this 6th day of July, 2023.

Notary Public
My Commission Expires:

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address:
1009 Eddystone Court, Nashville, TN 37207

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 July 6th, 2023 (date of document).

Robynn Miller

Affiant Signature

07/06/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 6th day of July, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

