Karen Johnson Davidson County
Batch# 1025176 DEEDWARR
07/12/2023 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $19,887.50
20230712-0053172

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $5,375,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of July, 2023. Notary Public My commission expires: 5/9/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The ToneyMagoo Trust	New Owner(s)	145-08-0-028.00
2212 Queen Anne Ave N. #515		
Seattle, WA 98109		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COLCLASURE COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE TONEYMAGOO TRUST DATED MAY 16, 2023**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 4 on the Plan of Villa Estates of record in Plat Book 3600, Page 66, 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 Daren Ross by Warranty Deed from Douglas H. Fuchs and Lynn S. Fuchs, husband and wife of record in Instrument Number 20201109-0131037, Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on November 09, 2020.

Being the same property conveyed to Million Dollar View, LLC, Tennessee Limited Liability Company by Warranty Deed from Daren Ross, unmarried of record in Instrument Number 20210713-0094359, Register's Office for Davidson County, Tennessee, dated July 06, 2021 and recorded on July 13, 2021.

Being the same property conveyed to Colclasure Company, LLC, a Tennessee limited liability company by Quitclaim Deed from Million Dollar View, LLC, a Tennessee limited liability company of record in Instrument Number 20210830-0116233, Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on August 30, 2021.

AND

Quitclaim Deed from Million Dollar View, LLC, a Tennessee limited liability company of record in Instrument Number 20210915-0124028, Register's Office for Davidson County, Tennessee, dated August 20, 2021 and recorded on September 15, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5013 Villa Crest Drive, Nashville, TN 37220, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of July, 2023.

Colclasure Company, LLC, a Tennessee Limited Liability Company

By: _____
Steven T. Morris, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven T. Morris, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Colclasure Company, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2023.

_____
Notary Public

My Commission Expires: 5/9/2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 11, 2023 (date of document).

Affiant Signature

July 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023