Batch# 1029902 DELAWARE
07/24/2023 11 08 56 AM 2 pgs
Fees $13 00 Taxes $1,439 30

20230724-0056774

# WARRANTY DEED

CARLA R. DILLARD ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES 2-8-27
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS<br>Jamie MaShea Hafer | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME)<br>2122 Jade DR. | (NAME)<br>Same | 09514005900 |
| (ADDRESS)<br>Nashville TN 37210 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Sun Valley Properties LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Jamie MaShea Hafer,** a single woman, as sole ownership, HEREINAFTER CALLED THE GRANTEE, HER 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 54, ELM HILL ACRES, SECTION I, as shown on plat of record in Plat Book 2331, Page 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Sun Valley Properties, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated February 22, 2023, and being of record at Instrument No. 20230223-0012822 in the Register's Office of Davidson County, Tennessee.**

**Being the same property previously conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by virtue of that certain Warranty Deed dated February 22, 2023, and being of record at Instrument No. 20230223-0012821 in the Register's Office of Davidson County, Tennessee.**

**Being the same property conveyed to GGI Home Buyers, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated February 22, 2023, and being of record at Instrument No. 20230222-0012632 in the Register's Office of Davidson County, Tennessee.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 2122 Jade Dr Nashville, TN 37210
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 12th day of July, 2023.

**Sun Valley Properties, LLC**

Authorized Agent

**By: Memorie White, Authorized Agent**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Memorie White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Agent of **Sun Valley Properties LLC** the within named bargainer, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by herself as Authorized Agent.

WITNESS my hand and official seal at office this 12th day of July, 2023.

Alan M. Cohen
Notary Public

My Commission Expires: 05-09-26

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