Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1043490 DEEDWARR
08/28/2023 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20230828-0067150

39-B
File #23-1202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Five Star Venture Funding L.P., a Tennessee limited partnership**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Meredith Humphreys, a single person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Resubdivision Lot 16 on the map of Joseph Knowles' Subdivision of Block D of record in Plat at Instrument No. 20220802-0087689, 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 formerly known as Unit B, together with common areas, as established by Declarations of Covenants, Conditions and Restrictions for Homes at 2314 9th Avenue South, a Horizontal Property Regime with Private Elements of record in Instrument No. 201720117-0005023, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property. The Horizontal Property Regime was terminated in Instrument No. 20220531-0062613 in said Register's Office. Prior to the termination of the Declaration and recording of Final Plat, Unit A, as defined in Exhibit B of the Declaration and including an undivided interest in the common elements was owned by Peter Jones and Catherine Jones. That interest was conveyed to Five Star Venture Funding, L.P., a Tennessee limited Partnership of record in Instrument No. 20230822-0065355, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Five Star Venture Funding, L.P., a Tennessee limited partnership by Warranty deed from Gill Design & Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20180710-0066280 Register's Office for Davidson County, Tennessee, dated July 6, 2018 and recorded on July 10, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2313 Vaulx Lane, Nashville, TN 37204

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Meredith Humphreys
2313 Vaulx Ln
Nashville, TN 37204-2635

RESPONSIBLE FOR TAX PAYMENT
United Fidelity Funding Corp.
1300 NW Briarcliff Parkway Ste 275
Kansas City, MO 64150

TAX MAP-PARCEL #:
105-13-0-446.00

WITNESS THE EXECUTION HEREOF this 25th day of August, 2023.

Five Star Venture Funding L.P., a Tennessee limited Partnership

By: James M. Sohr, General Partner

State of Colorado
County of PITKIN

On this 23 day of August, 2023, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, James M. Sohr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the General Partner of the maker, Five Star Venture Funding L.P., that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of Five Star Venture Funding L.P., as General Partner.

Notary Public

My Commission Expires: 10/28/2023

ANGELA GAROFALO BREUERS
NOTARY PUBLIC
State of Colorado
Notary ID # 20194040991
My Commission Expires 10/28/2023

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,400,000.00.**

Affiant

Sworn and subscribed before me on this the 25th day of August, 2023.

Notary Public

My Commission Expires: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, **Pam Autry,** 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 this the 25 day of August, 2023.

Affiant Signature

Date 8/25/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of August, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON