Karen Johnson Davidson County
Batch# 1050606 DEEDWARR
09/15/2023 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20230915-0072535

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10367-104

ADDRESS NEW OWNER:
Amarys Miller-Godsey
412 Benita Drive
Nashville, TN 37211

SEND TAX BILL TO:
MORTGAGEE

MORTGAGEE:
New American Funding LLC
14511 Myford Road, #100
Tustin, CA 92780

Parcel ID:
133-12-0-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Purple Doors, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Amarys Miller-Godsey, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:
>
> Being Lot No. 104, on the Plan of Windsor Park, of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Purple Doors, LLC, a Tennessee Limited Liability Company by Warranty Deed dated June 22, 2022 from Aaron Camargo-Chavez, unmarried, and Michael Blunt, unmarried, recorded June 24, 2022, of record in Instrument Number 20220624-0072391, Register's Office for Davidson County, Tennessee.

This is improved property known as 412 Benita Drive, Nashville, TN 37211. Possession is to be given on September 7, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of September 2023.

Purple Doors, LLC, a Tennessee
Limited Liability Company

By: _____
Corey Lavinder, Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Corey Lavinder** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Executive Manager of Purple Doors, LLC,** the within named bargainor, a limited liability company, and that he as such Chief Executive Manager, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company as such Chief Executive Manager.

WITNESS my hand and official seal at office this 7th day of September 2023.

_____
NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires April 26, 2026

My Commission Expires: 4-26-24

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$445,000.00**.

_____
AFFIANT

Subscribed and sworn to before me on this 7th day of September 2023.

_____
NOTARY PUBLIC

My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/7/2023.

Affiant Signature – Joshua A. Terry

9/12/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/12/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27