Karen Johnson Davidson County
Batch# 1051809 DEEDWARR
09/19/2023 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $2,756.50
20230919-0073684

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $745,000.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2023. Notary Public My commission expires: 10/17/23

JOMNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Groundly Home Owner LLC Attn: Asset Servicing 1114 Avenue of the Americas (39th Floor) New York, NY 10036	SAME	05202028200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMALFI RENOVATION & DESIGN, LLC**, a Tennessee limited liability company (being one and the same entity as **AMALFI RENOVATION AND DESIGN**) (the "Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **GROUNDLY HOME OWNER LLC**, a Delaware limited liability company (the "Grantee"), its successors, and its assigns, effective as of this 19th day of

September, 2023 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 19 of Block "E", as shown on the map entitled Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Amalfi Renovation and Design by deed from Tortuga Properties, LLC, of record as Instrument No. 20210222-0021007, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2023 and subsequent years, which have been prorated and assumed by Grantee; and

2. Matters shown on the Plan of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

This is improved property known as 420 Lanier Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds itself, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

AMALFI RENOVATION & DESIGN, LLC,
a Tennessee limited liability company
(being one and the same entity as
AMALFI RENOVATION AND DESIGN)

By: _____
Bledar Tahiri, Member

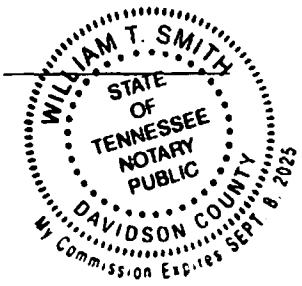
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BLEDAR TAHIRI**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **MEMBER** 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 14th day of September, 2023.

_____
Notary Public

My Commission Expires: _____



True Copy Certification

I, William T. Smith, 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 September 19, 2023.

W. T.

Affiant Signature

Date: 9/19/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19th day of September, 2023.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

