Karen Johnson Davidson County
Batch# 1051959 DEEDWARR
09/20/2023 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20230920-0073879

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QRPS-17022-2023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Karen Hitchcock
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2023.

NOTARY PUBLIC

My commission expires: 11.28.26

TISHA C. BAILEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Girl Tribe Ventures, LLC 6680 Charlotte Pike #B5 Nashville, TN 37209	Same address as new owner	102-07-0A-069.00-CO

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($120,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **NLD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **GIRL TRIBE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Apartment Unit No. B-5 of West Meade Condominiums created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5923, page 704, as amended in Book 6277, page 653 and in Book 7333, pages 415 and 418, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed Reference is hereby made to the Plat of West Meade Condominiums of record in Plat Book 5200, page 430, Register's Office for Davidson County, Tennessee, for a more complete description of said Unit.

Being the same property conveyed to NLD Properties, LLC, from Nina Louise Davis by Quit Claim Deed dated May 22, 2019 and recorded June 17, 2019 in Instrument #20190617-0058071, said Register's Office. Reference also Scrivener's Affidavit of record in Instrument #20230411-0026226 filed to correct legal description.

Being the same property conveyed to Nina Louise Davis from Michael E. Davis, pursuant to the Marital Dissolution Agreement styled Nina Louise Davis vs. Michael E. Davis, Civil Action No. 33799 in the Chancery Court of Williamson County, Tennessee, by Quitclaim Deed dated March 21, 2013 and recorded October 2, 2013 in Instrument

#20131002-0103214, said Register's Office.

Being the same property conveyed to Michael E. Davis and wife, Nina L. Davis, from Jack W. Boone, unmarried, by Warranty Deed dated November 14, 2005 and recorded November 15, 2005 in Instrument #20051115-0137876, said Register's Office.

This conveyance is made subject to all matters as shown on Master Deed of record in Book 5923, page 704, as amended in Book 6277, page 653 and in Book 7333, pages 415 and 418; to the Plat of West Meade Condominiums of record in Plat Book 5200, page 430; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 6680 Charlotte Pike, #B5, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties, the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 19th day of September, 2023.

GRANTOR:

NLD Properties, LLC, a Tennessee Limited Liability Company

By: Nina L. Davis
Nina Davis, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 19th day of September, 2023, before me, appeared Nina Davis, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the sole member of NLD Properties, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said NLD Properties, LLC and said Nina Davis acknowledged said instrument to be the free act and deed of NLD Properties, LLC.

WITNESS my hand and seal, this the 19th day of September, 2023.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Sept 19, 23 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

Sept. 19, 23

Date

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026