WARRANTY DEED

Karen Johnson Davidson County
Batch# 1072194 DEEDWARR
11/15/2023 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20231115-0089099

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAYLA ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-23-2024

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Inspired Investments LLC	New Owner	150-02-0-364.00
(NAME)	(NAME)	
100 E Ridgeview Trace		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Tangible Assets, LLC, A Tennessee Limited Liability Company, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Inspired Investments LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), his/her/their 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 No. 23-B on the Plan of Zone Lot Division Lots 18, 21, 22, 23, 24 & 46, Harbor Gate Section One, Revised, of record in Book 5200, Page 712, amended in Book 6250, Page 344, Register's Office for Davidson County, reference to which is hereby made for a more complete description of the property.

Being the same property conveyed to Anne E. Connor by Warranty Deed from Cecilia Caryl Phillips, married, dated 01/22/1999, of record in Book 11315, Page 771, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to M. Norris Jenkins, Trustee by Quitclaim Deed from Anne E. Connor dated 10/25/1999, of record in Book 11718, Page 129, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nona M. Connor and Anne E. Connor by Quitclaim Deed from M. Norris Jenkins, Trustee, dated 10/25/1999, of record in Book 11718, Page 129, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nona M. Connor by Quitclaim Deed from Anne E. Connor, dated 10/29/1999, of record in Instrument 20000222-0017028, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John William Connor by Quitclaim Deed from Nona M. Connor, dated 07/06/2023, of record in Instrument 20230710-0052699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tangible Assets, LLC, a Tennessee Limited Liability Company by Warranty Deed from John William Connor, a widower, dated 11/13/2023 and recorded 12/13/2023 of record in Instrument No. 20231113-0088344, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 737 Lake Terrace Drive, Nashville, TN 37217

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of November, 2023.

Tangible Assets, LLC, a Tennessee Limited Liability Company

BY: David K. Irwin

Daivd K. Irwin, Sole Member

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David K. Irwin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the Sole Member within named bargainor, a Tennessee Limited Liability Company, and that he/she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said David K. Irwin, as such Sole Member.

Witness my hand and Official seal this 15th day of November, 2023.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway St
Portland, TN 37148

CERTIFICATE OF AUTHENTICITY

I, Janet L. Adams do hereby make oath that I am a licensed attorney and/or 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 11-15-23.

Affiant

Date: 11-15-23

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 15th day of Nov., 2023

Notary Public

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

My Commission Expires: _____