Karen Johnson Davidson County
Batch# 1073477 DEEDWARR
11/20/2023 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20231120-0090231

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $220,000.00.

Affiant

Subscribed and sworn before me this the 16th day of November, 2023.

Notary Public
My commission expires: 3/6/24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mayme Van Meveren	Fairway Mortgage Corp	043-13-0 375.00
320 Elm St.	4201 Marsh Lane	
Madison, TN 37115	Carrollton, TX 75007	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MOTHERSHIP VENTURES, LLC. A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MAYME M VAN MEVEREN, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 of Block I on the plan of Forest Park, of record in Plat Book 843, page 44, 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 Mothership Ventures, LLC, by deed dated 06/27/2013, from Southern Home Rescue, a Tennessee General Partnership, of record in Instrument No. 20130703-0069074, Register's Office for said County.

Also being the same property conveyed to Southern Home Rescue, a Tennessee General Partnership, by deed dated 06/25/2010, from SHR Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20100629-0050632, Register's Office for said County.

Also being the same property conveyed to SHR Properties, LLC, by deed dated 06/25/2010, from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20100625-0049910, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 320 Elm St., Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 16th day of November, 2023.

Mothership Ventures, LLC

BY: John Lee Hickman, Trustee

By: John Lee Hickman, Trustee of the Mothership Trust dated February 10, 2016
Its: Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John Lee Hickman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged Himself to be the Trustee of the Mothership Trust dated February 10, 2016 which is the Manager of Mothership Ventures, LLC the within named bargainor, a Limited Liability Company, and that He, as such Trustee of the Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the Mothership Ventures, LLC by the said John Lee Hickman as such Trustee of the Manager.

Witness my hand this the 16th day of November, 2023.

My Commission Expires:
7/9/2024

Notary Public

JOHN C. ELROD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/16/23 (date of document).

Affiant Signature

11/20/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20 day of Nov, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY