WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Da Costa and Danielle Borunda	SIRVA Mortgage, Inc	
(NAME)	(NAME)	
1113 B Sunnymeade Drive	6200 Oak Tree Blvd, Suite 300	061-15-0-155.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **GIRL TRIBE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND STEPHANIE MARIE MCELVY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIELLE BORUNDA, UNMARRIED WOMAN AND SEAN DA COSTA, AN UNMARRIED MAN, AS JOINT TENANTS,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 31 of Block "B" on the Plan of Sunnymeade of record in Plat Book 843, Pages 4 & 5, shown on a resubdivision of Sunnymeade, of record in Book 974, pages 56 & 57, in the Register's Office for Davidson County, Tennessee. Said Lot No. 31 fronts 60 feet on the northerly margin of Sunnymeade Drive and extends back between parallel lines 140 feet to a deadline.

Being the same property conveyed to Girl Tribe Ventures, LLC, a Tennessee limited liability company and Stephanie Marie McElvy, married, by Warranty Deed from Angela Garton, as Personal Representative and heir of the Estate of Mary Ella Boone, dated November 7, 2023, in Instrument No. 20231114-0088764, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 1113 B Sunnymeade Drive, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Karen Johnson Davidson County
Batch# 1097023 DEEDWARR
02/01/2024 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20240201-0007157
202402010007157

CH2024-131

Witness my hand this 30 01 day of January, 2024

GIRL TRIBE VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: Daphne D. Larkin

DAPHNE D. LARKIN, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Daphne D. Larkin, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Sole Member for Girl Tribe Ventures, LLC, the within named bargainor, a limited liability company, and that she is the Sole Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 30th day of January, 2024

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Commission expires:

Notary Public

Witness my hand this 30th day of January, 2024

BY: Stephanie Marie McElvy

STEPHANIE MARIE MCELVY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie Marie McElvy the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of January, 2024

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Commission expires:

Notary Public

CH2024-131

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 1/30/2024.

Affiant Signature

2/1/2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1 day of February, 2024.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
SEAL
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 4-19-2027

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