Karen Johnson Davidson County
Batch# 1125307 DEEDWARR
04/22/2024 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,413.40
20240422-0028389

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Lauren Gomance 892 West Sharpe Avenue Nashville, TN 37206	Lauren Gomance 892 West Sharpe Avenue Nashville, TN 37206	082 04 0 207.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Flipping Soigne, LLC, a Tennessee Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Lauren Gomance, a single woman**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 892 West Sharpe Avenue, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 on the Map of THORNBY PLACE, of record in Plat Book 332, Page 3, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 50 feet on the South side of Sharpe Avenue, formerly Osage Avenue, and runs back between parallel lines 147 feet to an alley in the rear.

Being part of the same property conveyed to Flipping Soigne, LLC, by Warranty Deed from Equity Trust Company Custodian FBO Jerry W. Jarrett IRA, of record in Instrument No. 20170515-0047810, in the Register's Office of Davidson County, Tennessee, dated May 10, 2017, and recorded on May 15, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 19th day of April, 2024.

Flipping Soigne, LLC, a Tennessee Limited Liability Company

By: _____
Janet Pollock, Vice President

By: _____
Sherri Estes, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ashley S. Rudy of the state and county mentioned, personally appeared Janet Pollock, Vice President of Flipping Soigne, LLC and Sherri Estes, President of Flipping Soigne, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President and President of Flipping Soigne, LLC, the within named bargainor, a Limited Liability Company, and that such Janet Pollock, Vice President of Flipping Soigne, LLC and Sherri Estes, President of Flipping Soigne, LLC as such Vice President and President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Vice President and President.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of April, 2024.

_____
Notary Signature

Printed Name: Ashley S. Rudy

My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $382,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 19 day of April, 2024.

_____
Notary Public
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

Certificate of Authenticity

I, Holly Ray, 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 04/19/2024.

Date

Holly Ray

Affiant Signature

04/19/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of April, 2024.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY