Karen Johnson Davidson County
Batch# 1126645 DEEDWARR
04/24/2024 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20240424-0029542

Name and Address of New Owner:
Sydnie Davis
2435 Batavia Street
Nashville, TN 37208
Send Tax Bills To:
Pinnacle Bank
150 3rd Avenue South, Suite 1000, Nashville, TN 37201
This Instrument Prepared By:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 092-06-0-646.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Infinite Investments, LLC, a Tennessee Limited Liability Company, and Chris Clarke**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sydnie Davis, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 33, as shown on the map entitled MAP OF G. W. ASHCRAFT'S SUBDIVISION OF LOT NO. 11 IN BOYD MCNAIRY'S TRACT, of record in Plat Book 57, page 59, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the southerly margin of Batavia Street, formerly Prospect Street, 35 feet east of the east margin of 24th Avenue, North; thence with the southerly margin of Batavia Street, eastwardly 51 feet to the corner of Lot Nos. 32 and 33; thence with the line between said two lots, southwardly 110 feet to the northerly margin of an alley; thence with said alley, westwardly 31 feet to a point, which is 30 feet east of the easterly margin of 24th Avenue, North; thence southwardly 133 feet, more or less, to the beginning.

Being the same property conveyed to Infinite Investments, LLC, by Warranty Deed from Michael Cothern, of record in Instrument No. 20170616-0060710, in the Register's Office of Davidson County, Tennessee, dated June 12, 2017 and recorded on June 16, 2017.

NOTE Said Infinite Investments, LLC, a Tennessee Limited Liability Company, having been administratively dissolved by the Tennessee Secretary of State, does hereby convey its interest in said property above as part of the winding up of said limited liability company, pursuant to TCA 48-245-302, et. seq. Said Infinite Investments, LLC having been at all times owned and operated by Christopher Clarke, sole member."

Property more commonly known as 2435 Batavia Street, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of April, 2024.

Infinite Investments, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Chris Clarke, Sole Member

_____ (SEAL)
Chris Clarke

STATE OF OH
COUNTY OF Franklin

On this 23rd day of April, 2024, before me personally appeared Chris Clarke, Sole Member of Infinite Investments, LLC and Chris Clarke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of April, 2024.

_____
Notary Signature
My commission expires: 1-10-27

ETHAN D HOWARD
Notary Public
State of Ohio
My Comm. Expires
January 10, 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Montgomery TN

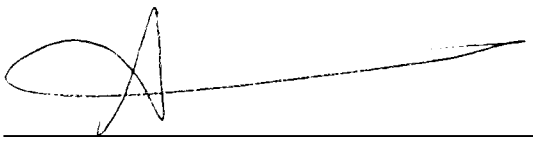
Sworn to and subscribed before me this 23rd day of April, 2024.

_____
Notary Signature
My commission expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **April 23, 2024**.



Affiant Signature — **04/24/2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 24, 2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal