Karen Johnson Davidson County
Batch# 1130730 DEEDWARR
05/03/2024 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20240503-0032714

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Engauge Properties, LLC
563 River Rock Blvd., #B-4
Murfreesboro, TN 37128

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

SEND TAX BILL TO:
Owner

MORTGAGEE:
Rain City Capital, LLC
12131 113th Avenue NE, #201
Kirkland, 98034

Map/Parcel
#053 03 0 394.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jay Drake and Amber Drake,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Engauge Properties, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING all of **Lot No. 7** of **Village of Old Hickory, Section E**, as shown by plat and survey of record in Book 1424, page 64, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lynda Ray Drake, an unmarried woman, by Warranty Deed dated November 29, 2005, from Lewis Newberry of record in Instrument #20051206-0146594, Register's Office for Davidson County, Tennessee. The said Lynda Ray Drake died intestate on June 22, 2020, survived by her two children and only heirs-at-law namely Jake Drake and Amber Drake. See Affidavit of Heirship recorded simultaneously herewith.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **1610 Turner Street, Old Hickory, Tennessee 37138.**

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, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS, this the **2nd** day of **May, 2024**.

Jay Drake

Amber Drake

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jay Drake and Amber Drake**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of May, 2024.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of May, 2024.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 1/30/2024

File No. 23097449

Electronic Document Certification

I, **Lisa D. Turner**, 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 May 2, 2024.

Lisa D. Turner

Lisa D. Turner

Date: 5/2/24

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 2nd day of May, 2024.

Dorothy Ann Meeks
NOTARY PUBLIC

DOROTHY ANN MEEKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11/17/24

My commission expires: 11/17/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 2nd day of May, 2024.

Dorothy Ann Meeks
NOTARY PUBLIC

My commission expires: 11/17/2024

DOROTHY ANN MEEKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11/17/24

File #23097449