# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1136296 DEEDWARR
05/17/2024 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20240517-0036747

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$120,000.00**

Affiant

Subscribed and sworn to before me this 16 day of May 2024.

Notary Public

My Commission expires: 3-30-2025

(Affix Seal)

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**THIS INSTRUMENT PREPARED BY**
James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Porsha Reed | New Owner | 052160A07200CO |
| 3841 Woodward Dr | | |
| Nashville, TN 37207 | | |

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED NINETY-FIVE THOUSAND DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

**Inception Investment Group, LLC, a Nevada limited liability company**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Porsha Reed,** _____

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF CHEATHAM COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel ID: 052160A07200CO

Land in Davidson County, Tennessee, being Unit No. H-72, as shown on the plan of Neely's Bend Condominiums, of record in Plat Book 5200, Page 200, said Register's Office and further established by the Master Deed of Neely's Bend Condominium, a Horizontal Property Regime, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Inception Investment Group, LLC, a Nevada limited liability company, by deed from Lucian Barbu and Regina Barbu, husband and wife, dated October 4, 2019 and recorded on October 14, 2019 in Instrument No. 20191014-0104813, in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_) property known as 1301 Neelys Bend Rd #72 Nashville, 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 GRANTEE, his heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his 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** our hand(s) this 16th day of May, 2024.

Inception Investment Group, LP
BY: LeShaun Sims, Member

**STATE OF** Tennessee )
**COUNTY OF** Rutherford )

Before me personally appeared Leshaun Sims of Inception Investment Group 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 member of Inception Investment Group LLC, the within named bargainor, a Limited Liability Company, and that such Leshaun Sims of Inception Investment Group LLC as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as member.

WITNESS my hand and Official Seal at office this 16th day of May, 2024.

Notarized online using audio-video communication

Notary Public
My commission expires 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Inception Investment Group, LP
BY: Levell Sims II, Member

**STATE OF** Tennessee )
**COUNTY OF** Rutherford )

Before me personally appeared Levell Sims II, of Inception Investment Group 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 member of Inception Investment Group LLC, the within named bargainor, a Limited Liability Company, and that such Levell Sims II of Inception Investment Group LLC as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as member.

WITNESS my hand and Official Seal at office this 16th day of May, 2024.

Notarized online using audio-video communication

Notary Public
My commission expires 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

## Certificate of Authenticity

I, Holly A Mason, 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 5/16/24.

Affiant Signature

5/16/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 16 day of May. 24, 20___.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY