Karen Johnson Davidson County
Batch# 1148134 DEEDWARR
06/17/2024 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20240617-0045324

WARRANTY DEED

AMBER L. WHISNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF JUNE, 2024.

Amber L Whisner
Notary Public

MY COMMISSION EXPIRES: 6-22-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryley Lasko	New Owner	
(NAME)	(NAME)	14710017700
529 Bonerwood Drive	529 Bonerwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, **TN INVESTMENT GROUP LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryley Lasko, unmarried ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. 49 on the plan of Section Two, Parkview Estates, of record in Book 3700, Page 87, Register's Office for said County.

Said Lot No. 49 fronts 75.0 feet on the southerly margin of Bonerwood Drive and extends back 157.55 feet on the easterly line and 142.9 feet on the westerly line to a broken line in the rear measuring 96.66 feet thereof.

Being the same property conveyed to TN Investment Group, LLC, a Limited Liability Company, by virtue of that certain Warranty Deed dated March 20, 2023, and being of record at Instrument No. 20230322-0020599, in the amount of $351,000.00 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 529 Bonerwood Dr. Nashville, TN 37211
(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.

Witness my hand this 14th day of June, 2024.

TN INVESTMENT GROUP LLC

By: Robert Fletcher, Member

By: Gabriela Fletcher, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public of said County and State, personally appeared Gabriela Fletcher, and Robert Fletcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to constitute all Members of TN Investment Group, LLC, a Tennessee Limited Liability Comapny, the within named bargainer, and that he/she as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Member.

WITNESS my hand and official seal at office this 14th day of June, 2024.

Jacqueline G Brown
Notary Public
My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I Amber Whisner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for the registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 14, 2024 (date of document).

Amber Whisner
Affiant Signature

June 17, 2024
Date

State Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of June, 2024

Emilee Gibson
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

