Karen Johnson Davidson County
Batch# 1149465 DEEDWARR
06/20/2024 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20240620-0046428

7510

COLEMAN R DIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPT 21, 2024

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $2,200,000.00.

Affiant

Sworn to and subscribed before me this 18th day of June, 2024.

Notary Public
My Commission Expires: 9/21/2024

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Mavis N Schorn David E. Schorn	107 38th Avenue N	Owner	
107 38th Avenue N			**104-05-0-027.00**
Nashville, TN 37209	Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Jonathan Deeth, a single man,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Mavis N. Schorn and David E. Schorn, wife and husband,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of a Part of West Grove Subdivision of record in Plat Book 421, Page 109, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Gavi Group, LLC, a Tennessee limited liability company by Warranty Deed from Scott Hearon and Allison Hearon, husband and wife of record in Instrument No. 20210525-0070949 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 25, 2021.

Being the same property conveyed to Jonathan Deeth by Warranty Deed from Gavi Group, LLC, a Tennessee limited liability company of record in Instrument No. 20221102-0118146 Register's Office for Davidson County, Tennessee, dated October 31, 2022 and recorded on November 02, 2022.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2024, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for SCMs for Regulated Residential

Infill of record in Instrument Number 20221028-0116577, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 18th day of June, 2024.

Jonathan Deeth

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Jonathan Deeth,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 18th day of June, 2024.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Certificate of Authenticity

I, Anthony N. Greco, 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 the 18 day of June, 2024

Anthony N. Greco, Affiant — 6-18-2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 18 day of June, 2024

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027