WARRANTY DEED

Karen Johnson Davidson County
Batch# 1154253 DEEDWARR
07/08/2024 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $18,870.00
20240708-0050569

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

File No. DH-24-7030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ETTA M. O'REE Trust dated January 13, 2021	ETTA M. O'REE Trust dated January 13, 2021	
(NAME) 4600 Villa Green Drive	(NAME) 318 West Half Day Road	131-10-0-062.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Buffalo Grove, IL 60089	
(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, I/we, **Diverse Ventures LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loranne Zeman Ehlenbach and John J. Ehlenbach, Trustees of ETTA M. O'REE Trust dated January 13, 2021**, HEREINAFTER CALLED THE GRANTEE, 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. 88 on the Plan of Seven Hills, Section Two, First Addition, of record in Plat Book 2663, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Diverse Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed from David R. Shepherd, Executor of the Estate of Miriam C. Shepherd of record in Instrument No. 20220519-0057924, Register's Office for Davidson County, Tennessee, dated May 11, 2022 and recorded on May 19, 2022.

This is property more commonly known as 4600 Villa Green Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 2nd day of July, 2024.

Diverse Ventures LLC, a Tennessee Limited Liability Company

By: _____
Joshua Hunter, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua Hunter, 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 authorized agent of Diverse Ventures LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Joshua Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as authorized agent.

Witness my hand and seal, at office in Nashville, TN, this 2nd day of July, 2024.

_____
Notary Signature

My commission expires:_____



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **July 2, 2024**.

Date

D Hardwick

Affiant Signature

July 3, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **July**, 20**24**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026