WARRANTY DEED

Karen Johnson Davidson County
Batch# 1157444 DEEDWARR
07/12/2024 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,245.90
20240712-0052562

File #24-PA-0614-O

(SEAL)

CAROL DIGIORE
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 3, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,000.00.

IY Property Ventures, LLC
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF July, 2024.

Carol DiGiore
Notary Public
MY COMMISSION EXPIRES: 3-3-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Austin Andre and Leah Hawkins Andre	**New Owner**	
(NAME)	(NAME)	
614 DUNSTON DRIVE	614 DUNSTON DRIVE	**133-13-0-016**
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	NASHVILLE TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

IY PROPERTY VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JAMES A ANDRE AND LEAH HAWKINS ANDRE, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 656 on the Plan of Caldwell Hall, Section VII, as of record in Plat Book 3300, Page 19, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to IY Property Ventures, LLC, by Warranty Deed from Music City Holdings, LLC, A Texas Limited Liability Company, of record in Instrument No. 20230823-0066095, in the Register's Office of Davidson County, Tennessee, dated August 22, 2023 and recorded on August 23, 2023.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Caldwell Hall, Section VII, as recorded in Plat Book 3300, Page(s) 19.

*Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 3279, Page 458.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 614 Dunston Drive, Nashville, TN 37211.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 10th day of July, 2024.

IY Property Ventures LLC, a Tennessee Limited Liability Company
By: I&Y Legacy Holdings, LLC, its Sole Member

By: Yaroslav Holodkov, sole member
Yaroslav Holodkov, Sole Member

STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Yaroslav Holodkov, Sole Member of I&Y Legacy Holdings, LLC, the Sole Member of IY Property Ventures, 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 Sole Member of I&Y Legacy Holdings, LLC, the Sole Member of IY Property Ventures, LLC, the within named bargainor, a Limited Liability Company, and that such Yaroslav Holodkov, as such Sole Member of I&Y Legacy Holdings, LLC, the Sole Member of IY Property Ventures, LLC, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Sole Member of the Limited Liability Company.

Witness my hand and seal this the 9 day of July, 2024.

Notary Signature

Printed Name: Carol DiGiore

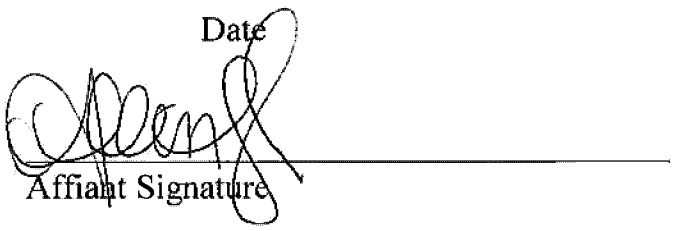
My commission expires: 3-3-26

CAROL DIGIORE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 3, 2026
COUNTY OF DAVIDSON

Certificate of Authenticity

I, ALLISON TAYLOR, 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 9, 2024**.

Date



Affiant Signature

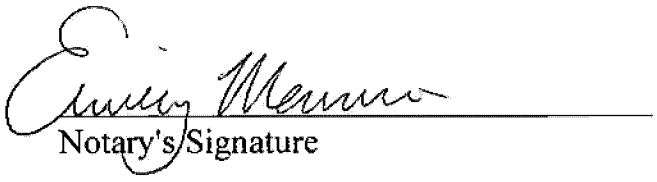
July 12, 2024

Date

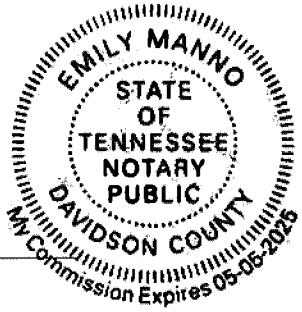
State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **12** day of **July**, 20**24**.



Notary's Signature



My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)