(1)

20241305R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $315,000.00. Affiant Subscribed and sworn to before me, this the 1st day of August, 2024. Notary Public My commission expires: 5/24/25

Karen Johnson Davidson County
Batch# 1166348 DEEDWARR
08/05/2024 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240805-0059343

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Haley Christine Perkins	**IServe Residential Lending, LLC**	**053 12 0 137.00**
203 30th Street	**10815 Rancho Bernardo Rd Ste 230**	
Old Hickory, TN 37138	**San Diego, CA 92127**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Keep Leading Spirit, LLC, a Wyoming limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Haley Christine Perkins, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a Part of Lot No. 8 of Block 8 on the Plan of Dabbs and Elliot's Subdivision No. 1 of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 8 fronts 48.00 feet on the northwesterly margin of 30th Street and extends back 88.00 feet on the southwesterly line and 88.00 feet on the northeasterly line to a dead line in the rear, measuring 48.00 feet thereon.

Being the same property conveyed to Keep Leading Spirit, LLC, a Wyoming Limited Liability Company by Deed of Conveyance from IRA Innovations LLC, custodian fbo William C. Mason IRA of record in Instrument No. 20230828-0067163, Register's Office for Davidson County, Tennessee, dated August 25, 2023 and recorded on August 28, 2023.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 203 30th Street, Old Hickory, TN 37138.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 1st day of August, 2024:

Keep Leading Spirit, LLC, a Wyoming limited liability company

By: Kervins Lubin 8/1/24
Kervins Lubin, Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

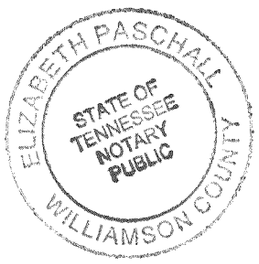
ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Kervins Lubin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of Keep Leading Spirit, LLC a Wyoming limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 1st day of August, 2024.

My Commission Expires: 5/24/25

Notary Public



Certificate of Authenticity

I, Jennifer G. Lloyd, 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 August 1, 2024.

Date

Affiant Signature

8/1/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of August, 2024.

Notary's Signature

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)