Send Tax Bills To:
William J. Hadley
4702 Tanglewood Drive
Nashville, TN 37216

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
William J. Hadley
4702 Tanglewood Drive
Nashville, TN 37216

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1167193 DEEDWARR
08/12/2024 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $3,589.00
20240812-0060164

Map & Parcel No: 061-08-0-038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **NINE HUNDRED SEVENTY THOUSAND AND 00/100 (970,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **RE Growth Ventures LLC, a Tennessee Limited Liability Company** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kylan Hadley and William Hadley, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27, on the Plan of Mrs. McGaughey's Subdivision of part of Tract No. 3 of A. J. Gregory's Second Subdivision, not of record, described according to a survey made by Harvey Gee Surveyor, March 31, 1950, as follows:

BEGINNING on the easterly margin of Tanglewood Drive, at a point 100 feet south of the southwest corner of the property conveyed to George Howard Moore and wife, by deed from Mrs. Marina C. McGaughey, of record in Book 1371, Page 15, said Register's Office, being the corner of Lots Nos. 26 and 27; thence with the line between said two lots, Eastwardly 226.2 feet; thence Southwardly 45 feet to the northeast corner of the property conveyed to Ernest D. Temple by deeds from Marina C. McGaughey of record in Book 1403, Page 306 and 574, said Register's Office; thence with Temple's northerly line, Westwardly 265 feet to the easterly margin of Tanglewood Drive; thence with said Drive Northwardly 123 feet to the beginning.

Being the same property conveyed to RE Growth Ventures, LLC by Warranty Deed from Music City Financial LLC dated December 30, 2021 and recorded February 17, 2022 in Instrument No. 20220217-0018716, Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 4702 Tanglewood Dr, Nashville, TN 37216.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of July, 2024 .

RE Growth Ventures LLC, a Tennessee Limited Liability Company
By: Gifay Business, Inc, sole member
By: _____
Guillermo Reddig, Authorized Representative of Gifay Business, Inc

STATE OF COLORADO

COUNTY OF DOUGLAS

Before me, Notary Public of the state and county mentioned, personally appeared Guillermo Reddig, Authorized Representative of Gifay Business, Inc. the sole member of RE Growth Ventures, LLC, a Tennessee limited liability company, 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 Representative of RE Growth Ventures, LLC, the within named bargainor, a Limited Liability Company, and that such Guillermo Reddig, Authorized Representative of RE Growth Ventures, LLC as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal, at office this 26th day of July, 2024.

_____
Notary Signature

My commission expires: 9/21/2026

LISA MCEVERS JAMISON
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184037541
MY COMMISSION EXPIRES SEP 21, 2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 970,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ~~TENNESSEE~~ COLORADO
COUNTY OF DOUGLAS

Sworn to and subscribed before me this 26th day of July, 2024. by Guillermo Reddig, Authorized Representative of Gifay Business, Inc.

Notary Signature
My commission expires: 9/21/2026

LISA MCEVERS JAMISON
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20184037541
MY COMMISSION EXPIRES SEP 21, 2026

Tennessee Certification of Electronic Document

I, Connie 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 7/22/24 (date of document).

Affiant Signature

7/22/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

