# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1193011 DEEDWARR
10/11/2024 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,892.18
20241011-0079109

State of Tennessee
County of ~~Williamson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $511,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2024

Notary Public

MY COMMISSION EXPIRES: 8/1/28

(AFFIX SEAL)

LINDSEY BOSWELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBER(S) |
|---|---|---|
| Heather Nance | Guild Mortgage Company, LLC | 121-04-0-B-017.00 CO |
| (NAME) | (NAME) | |
| 2016 Pleasant Cove | 1133 Ocean Ave. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Lakewood, NJ 08701 | |
| (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, **Platinum Invest, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Nance, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 17 as shown on Final Plat, Pleasant Cove Subdivision of record in Instrument No. 20240108-0001577, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being a portion of the same property conveyed to Platinum Invest, LLC, a Tennessee limited liability company, by Warranty Deed dated July 20, 2021, from Steven E. Graffeo, designated agent for Stassi D. Cramm, Presiding Bishop as trustee in trust for the Reorganized Church of Jesus Christ of Latter Day Saints a/k/a Community of Christ, of record in Instrument No. 20210723-0098984, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2016 Pleasant Cove, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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.

**This conveyance is subject to the following: Taxes for the year 2024, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the plat of record in Instrument No. 20240108-0001577; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20221006-0110241; Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20240403-0023320; all of record in the Register's Office for Davidson County, Tennessee.**

Witness my/our hands this 10th day of October, 2024.

PLATINUM INVEST, LLC

By: Bryan D. Spicer
Its: Authorized Agent

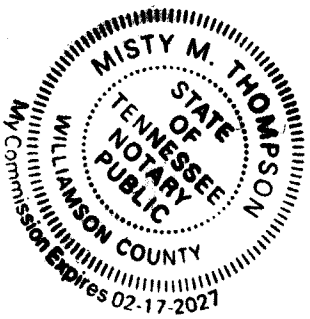
State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Platinum Invest, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 10th day of October, 2024.

Notary Public
My Commission Expires: _____

File No.: 38630



**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 10/10/24 (date of document).

Jennifer Russell
Affiant Signature

10/11/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

