WARRANTY DEED

Karen Johnson Davidson County
Batch# 1197070 DEEDWARR
10/23/2024 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $2,256.63
20241023-0082361

File No. DH-24-7830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-29-2027

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
Zachary Langille and Kevin Lovelace	Same as	
(NAME)	(NAME)	071-08-1B-001.00-CO
318B Duke Street	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Invent Communities Inc., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Langille and Kevin Lovelace, both unmarried,** 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. 1 on the Plan of Final Plat Duke Street and Prince Avenue of record in Plat at Instrument No. 20220304-0025218, 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 a portion of the same property conveyed to Invent Communities, Inc., a Tennessee corporation by Warranty Deed from JH1, LLC, a Tennessee limited liability company of record in Instrument No. 20170329-0030583, Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on March 29, 2017.

Being a portion of the same property conveyed to Invent Communities, Inc., a Tennessee corporation by Warranty Deed(s) from JH103, LLC, a Tennessee limited liability company of record in Instrument No. 20170731-0077478, Instrument No. 20170731-0077479, Instrument No. 20170731-0077495, Instrument No. 20170731-0077497 and Instrument No. 20170731-0077480, Register's Office for Davidson County, Tennessee, dated July 27, 2017 and recorded on July 31, 2017.

Being a portion of the same property conveyed to Invent Communites Inc., a Tennessee Corporation by Warranty deed from Khampha Phimmasaeng and wife, Phat Phimmasaeng of record in Instrument No. 20170829-0088650 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on August 29, 2017.

This is property more commonly known as 318B Duke Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 21st day of October, 2024.

Invent Communities Inc., a Tennessee Corporation

By: _____
Joshua L. Hunter, authorized agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Joshua L. 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 Invent Communities Inc., the within named bargainor, a Tennessee Corporation, and that such Joshua L. Hunter as such authorized agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as authorized agent.

Witness my hand and seal, at office in Nashville, TN, this 21st day of October, 2024.

_____
Notary Signature

My commission expires:_____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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 **October 21, 2024**.

Date

D Hardwick

Affiant Signature

October 23, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23rd** day of **October**, 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