Karen Johnson Davidson County
Batch# 1257272 DEEDWARR
04/08/2025 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $810.30
20250408-0026393

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$219,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510243	Affiant Sworn to and subscribed before me this 7th day of April, 2025. Notary Public My Commission Expires:
After Recording Return To The Above.	

MADELYN N. REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/03/2028 DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 7th day of April, 2025, among:

INCEPTION INVESTMENTS GROUP, LLC, A NEVADA LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

EQUITY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Section Two, Highland Trace Subdivision of record in Plat Book 5200, page 616, 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 the same property conveyed to Inception Investment Group, LLC, a Nevada limited liability company by deed from Music City Holdings, LLC, a Texas limited liability company, dated November 27, 2019, of record in Instrument No. 20191202-0123442, Register's Office for Davidson County, Tennessee.

The property is also known as 104 Highland Trace Cove, Nashville, TN 37207.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Inception Investment Group, LLC, a Nevada Limited Liability Company

BY: _____
LeShaun Sims, Authorized Signor

State of Nevada
County of Clark

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **LeShaun Sims** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the **Authorized Signor** of **Inception Investment Group, LLC, a Nevada Limited Liability Company.**

Witness my hand and official seal this 4 day of April, 2025.

_____
Notary Public
My Commission Expires: Jan 13 2028

VERONICA MERCADO
Notary Public, State of Nevada
Appointment No. 24-7879-01
My Appt. Expires Jan 13, 2028

VERONICA MERCADO
Notary Public, State of Nevada
Appointment No. 24-7879-01
My Appt. Expires Jan 13, 2028

Owner Name & Property Address:

Name: Equity Partners LLC
Address: 102 Summerwood Ct
City, State, Zip: Hendersonville, TN 37075

Responsible Party For Taxes:

Name: Equity Partners LLC
Address: 102 Summerwood Ct.
City, State, Zip: Hendersonville, TN 37075

Tax ID: 059-12-029.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 April 4th, 2025

Affiant Signature

04/04/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4th day of April, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY