ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1316766 DEEDWARR
09/02/2025 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250902-0069655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES: 4/18/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Jemma Valatiadis	New Owner	
(NAME)	(NAME)	
3018 Creekwood Drive		060-02-0-167.00
(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, WE, **GIRL TRIBE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN JEMMA VALATIADIS, UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, 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. 153 on the Plan of Section One, Parkwood Estates, of record in Book 2900, Pages 119 and 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Girl Tribe Ventures, LLC, a Tennessee Limited Liability Company by Warranty Deed from Richard Burnell Wade, unmarried of record in Instrument No. 20250319-00197857 Register's Office for Davidson County, Tennessee, dated March 17, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3018 Creekwood Drive, Nashville, TN 37207
(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 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.

CH2025-1050

Witness my hand this 27 day of August, 2025

GIRL TRIBE VENTURES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: X Daphne D. Larkin
DAPHNE D. LARKIN, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Daphne D. Larkin, with whom I am personally acquainted and who, upon oath, acknowledged herself to be the Sole Member for Girl Tribe Ventures, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that she is the Sole Member of executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 27th day of August, 2025.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

CH2025-1050

Certificate of Authenticity

I, Joshua A. Terry, 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 8/22/2025.

Affiant Signature – Joshua A. Terry

8/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/29/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27