Karen Johnson Davidson County
Batch# 1324004 DEEDWARR
09/18/2025 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,475.56
20250918-0074609

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $398,800.00

Affiant

Subscribed and sworn to before me this 21 day of August, 2025.

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Andreas Mueller	NEW OWNER	**084-14-0-097.00**
735 Clematis Drive		
Nashville TN		

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-EIGHT THOUSAND EIGHT HUNDRED DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

INCEPTION INVESTMENT GROUP LLC, a Nevada limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

ANDREAS MUELLER, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel ID: 084-14-0-097.00

Land in Davidson County, Tennessee being Lot No. 63 on the Plan of Walnut Grove of record in Plat Book 2133, Page 87 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 by deed from Daniel P. Dosch Sr and Marie J. Dosch, husband and wife and Janelle E. Holst and Aaron M. Holst, wife and husband, dated January 26, 2021 and recorded on January 28, 2021 in Instrument No. 20210128-0012959, in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_) property known as 203 Theodore Road, Nashville, TN 37214.

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, his heirs, successors and assigns, forever. GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, his 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 our hand(s) this 20th day of August 2025.

Inception Investment Group LLC
BY: LeShaun V. Sims, Managing Member

STATE OF NEVADA
COUNTY OF CLARK

Before me, MAYLENE DELOS SANTOS, NOTARY PUBLIC of the state and county mentioned, personally appeared Leshaun V. Sims, Managing Member of Inception Investment Group LLC 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 Managing Member of Inception Investment Group LLC, and that such Leshaun V Sims, Managing Member of Inception Investment Group LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office this 20TH day of August 2025.

MAYLENE DELOS SANTOS
Notary Public, State of Nevada
Appointment No. 22-3106-01
My Appt. Expires May 6, 2026

Notary Signature
My commission expires: MAY 6, 2026

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 August 20, 2025

Affiant Signature

August 20, 2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 20 day of August, 20 25.

Notary Public

Notary's Seal:

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