Record & Return to:
Victory Title & Escrow, LLC
2615 Medical Center Pkwy
Suite 1560
Murfreesboro, TN 37129

VT251000117

Karen Johnson
Batch # 1351415
11/26/2025 10 23 58 AM
Fees $13 00 Taxes $1,405 63

Davidson County
DEEDWARR
2 pgs

20251126-0094427

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $379,900 00

Max W. Whitmore
Affiant

Subscribed and sworn to before me, this 25th day of November, 2025

Gail C. Vincent
Notary Public
My commission expires

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills To (If left blank, send to new owner at property address)	Map-Parcel Numbers
Max W Whitmore		**P/O 06409011700**
4211 Woods St Lot 19		
Old Hickory, TN 37138		

FOR AND IN 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 ACKNOWLEDGE, WE,

TN Ventures, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Max W Whitmore, unmarried man

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 19, Block 5, on the Plan of Berryville, of record in Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to TN Ventures, LLC, by Warranty Deed from Michael Frye, a single man, dated November 15, 2024, of record in Instrument No 20241126-0092633, Register's Office for Davidson County, Tennessee

Further being a portion of the same property conveyed to Michael B Frye, by Quitclaim Deed from Michael B Frye, dated August 23, 2024, of record in Instrument No. 20240823-0065062, in the Register's Office for Davidson County, Tennessee

Also being a portion of the same property conveyed to Michael B Frye, a single person, by Warranty Deed from Alicia Frye Williams, Earline Walker Frye, Glenda Frye Walpole, and Sam Hubert Frye, dated May 15, 1996, of record in Book 10051, Page 963, in the Probate Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING·

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 4211 Woods St Lot 19, Old Hickory, TN 37138.

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 in 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.

_____ Date: 11/25/25
TN Ventures, LLC by Damien Shoemake, Managing Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Damien Shoemake with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is/are Managing Member of TN Ventures, LLC and that they are authorized by TN Ventures, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 25th day of November 2025.

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

