THIS INSTRUMENT PREPARED BY AND RETURN TO: Kari Yoder
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Grantee Address
Uncle Eddie
1601 12th Ave N
Nashville, TN 37208

Mail Tax Statements to:
Uncle Eddie
1601 12th Ave N
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 218070 DEEDWARR
04/15/2019 03:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190415-0034437

Warranty Deed

File No: 239671

THIS INDENTURE, made and entered into this 16th day of April, 2019 by and between Uncle Eddie who acquired title as Eddie Strain, a single man, party of the first part, Uncle Eddie, a single man and party of the second part,

BEING the same premises which James F. Buzhardt, a married man in deed dated November 16, 2004 and recorded November 18, 2004 in the DAVIDSON County Recorder's Office in Deed Document# 20041118-0138726granted and conveyed to Eddie Strain, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Exhibit A

File No.: 239671

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:
All that certain land in Davidson County, Tennessee, being the easterly 100.00 feet of Lot No. 176, on the Plan of D.T. McGavock's and others addition, as shown on plat of record in Plat Book 21, page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 176, which is a corner Lot, fronts 100.00 feet on the westerly margin of 12th Avenue North, formerly, Florence Street and extends back between parallel lines along the northerly margin of Crockrill Street, 100.00 feet to a dead line.

Being the same property as conveyed from James F. Buzhardt, a married man to Eddie Strain as set forth in Deed Instrument #20041118-0138726 dated 11/16/2004, recorded 11/18/2004, DAVIDSON County, TENNESSEE.

Tax ID: 08111052200

True Copy Certification

I, Travis Jeffries, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Travis Jeffries
Signature

State of Pennsylvania

County of Beaver

Personally appeared before me, Norma Ortega, a notary public for this county and state, Travis Jeffries who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Norma Ortega
Notary's Signature

My Commission Expires: 09/14/2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
NORMA ORTEGA
Notary Public
HOPEWELL TWP, BEAVER COUNTY
My Commission Expires Sep 14, 2020

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Uncle Eddie

Uncle Eddie

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Uncle Eddie to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 6th day of Apr 2019

Notary Public

My commission expires: 11/03/20

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ $100, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Uncle Eddie

Affiant

Subscribed and sworn to before me this 6th day of Apr, 2019

Notary Public

My Comm. 11/03/20

PROPERTY ADDRESS: 1601 12th Ave N, Nashville, TN 37208

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

201904150034437