Name and Address of New Owner:
Clear Compass Capital Group LLC
2103 11th Ave North
Nashville TN 37208
Send Tax Bills To:
Clear Compass Capital Group LLC
same

Karen Johnson Davidson County
Batch# 270970 DEEDWARR
08/14/2019 08:14:30 AM 2 pgs
Fees: $13.00 Taxes: $673.40
20190814-0080806

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-03-0-230.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Reginald Jones, Trustee for the 2103 11th Avenue North Revocable Living Trust, dated February 21, 2019**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Clear Compass Capital Group LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2 on the Plan of C.E. Raymond's Subdivision of Lot No. 22 in Owen's Buena Vista Addition, of record in Book 57, Page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Reginald Jones, Trustee for the 2103 11th Avenue North Revocable Living Trust, dated February 21, 2019, by Quitclaim Deed from Frances B. Jones recorded March 19, 2019, of record in Instrument No. 20190319-0025084, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Frances B. Jones, by Quitclaim Deed form Bridgette Jones recorded 20151217-0127040, said Register's Office.

This is improved property known as 2103 11th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of July, 2019.

Reginald Jones (SEAL)
Reginald Jones, Trustee for the 2103 11th Avenue North Revocable Living Trust, dated February 21, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2019, before me personally appeared Reginald Jones, Trustee for the 2103 11th Avenue North Revocable Living Trust, dated February 21, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2019.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann., Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $182,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of July, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-450

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellana Lashorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19