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

Name and Address of New Owner:
Property Owner 11, LLC, a Delaware limited liability company
P.O. Box 4090
Scottsdale, AZ 85261

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 19110646
TG: 7830970

Send Tax Bills To:
Property Owner 11, LLC, a Delaware limited liability company
P.O. Box 4090
Scottsdale, AZ 85261

Map & Parcel No: 151-09-0B-052.00-CO

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, **Radonna Lanette Marshall, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Property Owner 11, LLC, a Delaware limited liability company,** "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:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest of record in Instrument No. 20050110-0003257, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Radonna Lanette Marshall, a single woman, by Warranty Deed from Corinthians I. Williams, unmarried, recorded May 30, 2013, of record in Instrument No. 20130530-0054423, in the Register's Office of Davidson County, Tennessee.

This is improved property known as **5645 Dory Drive, Antioch, Tennessee 37013.**

Karen Johnson Davidson County
Batch# 288039 DEEDWARR
09/19/2019 08:57:19 AM 3 pgs
Fees: $18.00 Taxes: $950.90

20190919-0094988

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 13th day of September, 2019.

Radonna Lanette Marshall (SEAL)
Radonna Lanette Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2019, before me personally appeared Radonna Lanette Marshall, 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 13th day of September, 2019.

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

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 $257,000.00, 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
13 day of September, 2019.

Notary Public
My commission expires: 11-8-22
File No. 2019-558

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022