(2)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:

LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
615.386.9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $190,000.00

AFFIANT

Karen Johnson Davidson County
Batch# 314823 DEEDWARR
11/13/2019 10:04:14 AM 15 pgs
Fees: $78.00 Taxes: $703.00
20191113-0116891

Subscribed and sworn to before me this 8th day of November 2019.

Notary Public

My Commission Expires: 10/2/23

Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Numbers

Trifecta Investments, LLC
1906 Glen Echo Rd. #150585
Nashville, Tennessee 37215-2990

New Owner

105-080-179.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We,

CORNELIUS HAYNES, BARRY HAYNES, LILLIAN RHODES, DEBORAH HAYNES, ANGELA HAYNES (as to an undivided 1/7 interest each), ADRIAN BEARD, AUNDREA JOHNSON, AIRRION BEARD, AMBRA CORDER, JAMES HAYNES, JR., SHARHONDA LOVETT, SHANE HAYNES, and EBONY HAYNES (as to an undivided 1/28 undivided interest each) (herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

TRIFECTA INVESTMENTS, LLC, a Tennessee Limited Liability Company

(herein referred to as "Grantee"), Grantee's successors and assigns, 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. 37 on the Map of Guilford Dudley's Addition, as of record in Book 332, page 73, Register's Office for Davidson County, Tennessee. Said Lot No. 37 fronts 50 feet on the west side of Geyser Street and runs back between parallel lines, along the south margin of Mill Street, 125 feet to an alley.

This description is the same as used in the last deed of record.

Being the same property conveyed to NEAL HAYNES and wife, HELEN HAYNES by Deed from JOANA CARTWRIGHT and FANNIE NELSON by deed of record in Book 2025, Page 523, Register's Office for Davidson County, Tennessee. NEAL HAYNES died vesting title solely in HELEN HAYNES as the surviving tenant by the entirety. HELEN HAYNES died on or about March 20, 2019 and her estate is being probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket No. 19P 852. CORNELIUS HAYNES, BARRY HAYNES, LILLIAN RHODES, DEBORAH HAYNES, ANGELA HAYNES (spouse of LESTER C. HAYNES, deceased) are devisees under said will. ADRIAN BEARD, AUNDREA JOHNSON, AIRRION BEARD and AMBRA CORDER are the heirs at law of BARBARA JEAN (HAYNES) BEARD, a devisee under said will who predeceased HELEN HAYNES and as such are vested in title. JAMES HAYNES, JR., SHARHONDA LOVETT, SHANE HAYNES, and EBONY HAYNES are the heirs at law of JAMES LEONARD HAYNES, a devisee under said will who predeceased HELEN HAYNES and as such are vested in title. See Affidavit of Heirship of record in Instrument No. 20191113-0116890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County general or special taxes and assessments required to be paid in the year 2020 and subsequent years; and

2. Matters shown on the Plan of record in Plat Book 332, Page 73, Register's Office for Davidson County, Tennessee.

This is improved property known as 211 Geyser Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever; and GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple; have a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said GRANTEE, its successors 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.

This property has been the principal residence of Angela Haynes who is unmarried. This property is not the principal residence of any other grantor or his or her spouse.

Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 2nd day of October 2019.

Cornelius Haynes
CORNELIUS HAYNES

STATE OF ~~TENNESSEE~~ ALABAMA)
COUNTY OF ~~DAVIDSON~~ MOBILE)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, CORNELIUS HAYNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 2nd day of October 2019.

Royal Owens
NOTARY PUBLIC

My Commission Expires: 9/17/2022

ROYAL OWENS JR
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 3rd day of October 2019.

Barry K. Haynes
BARRY HAYNES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, BARRY HAYNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 3rd day of October 2019.

Billie Dixon Irving
NOTARY PUBLIC

My Commission Expires: October 7, 2019



Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 6th day of November 2019.

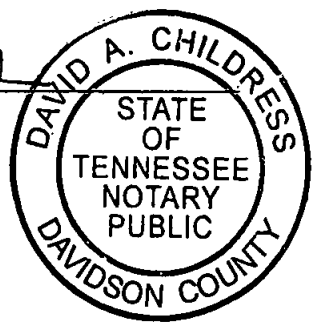
Lillian Rhodes
LILLIAN RHODES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LILLIAN RHODES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 6th day of November 2019.

David A. Childress
NOTARY PUBLIC



My Commission Expires: 5/9/23

Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 6 day of November 2019.

DEBORAH HAYNES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DEBORAH HAYNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 6th day of November 2019.

NOTARY PUBLIC

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/23

Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 3rd day of October 2019.

Angela Haynes
ANGELA HAYNES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ANGELA HAYNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 3rd day of October 2019.

Billie Dixon Irving
NOTARY PUBLIC

My Commission Expires: October 7, 2019

BILLIE DIXON IRVING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 3rd day of October 2019.

ADRIAN BEARD

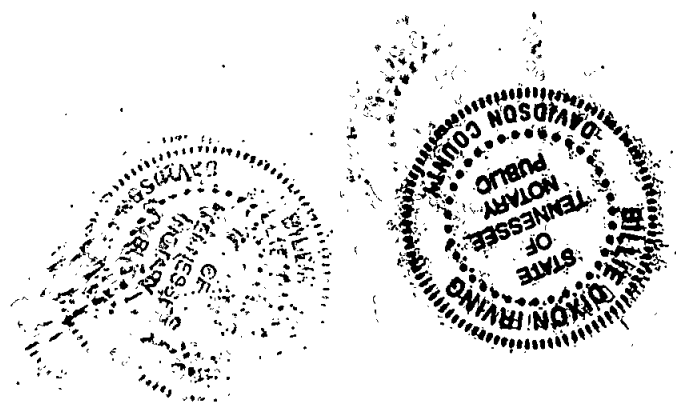
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ADRIAN BEARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 3rd day of October 2019.

NOTARY PUBLIC

My Commission Expires: October 7, 2019



Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 4 day of October 2019.

AUNDREA JOHNSON

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, AUNDREA JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 4th day of October 2019.

MARY O'BRIEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 8, 2022

NOTARY PUBLIC

My Commission Expires: 8 Nov. 2022

Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 21 day of October 2019.

AIRRION BEARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, AIRRION BEARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 21st day of October 2019.

NOTARY PUBLIC

My Commission Expires: May 9, 2023

May 9, 2023



Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 3rd day of October 2019.

Ambra Corder
AMBRA CORDER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, AMBRA CORDER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 3rd day of October 2019.



Tasha Turner
NOTARY PUBLIC

My Commission Expires: March 8, 2022

Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 2 day of October 2019.

JAMES HAYNES, JR.

STATE OF KENTUCKY)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES HAYNES, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 2 day of October 2019.

NOTARY PUBLIC

My Commission Expires: 3/9/23

NID 616581

Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 2 day of October 2019.

SHARHONDA LOVETT

STATE OF FLORIDA)
COUNTY OF St. Johns)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SHARHONDA LOVETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 2nd day of October 2019.

NOTARY PUBLIC

My Commission Expires: 09/25/2022

RIPAL BIPINCHANDRA PATEL
Notary Public - State of Florida
Commission # GG 261926
My Comm. Expires Sep 25, 2022
Bonded through National Notary Assn.

Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 3rd day of October 2019.

SHANE HAYNES

STATE OF ILLINOIS)
COUNTY OF Winnebago)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, SHANE HAYNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 3rd day of October 2019.

NOTARY PUBLIC

OFFICIAL SEAL
BRIAN SCHINDLER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/01/23

My Commission Expires:

OFFICIAL SEAL
BRIAN SCHINDLER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/01/23

Warranty Deed Signature Page - 211 Geyser Street, Nashville, Tennessee 37210

WITNESS MY SIGNATURE, this the 3rd day of October 2019.

EBONY HAYNES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, EBONY HAYNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office, this the 3rd day of October 2019.

NOTARY PUBLIC

My Commission Expires: October 7, 2019

BILLIE DIXON IRVING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY