23.00
3028.45

(1)

THIS INSTRUMENT PREPARED BY	NEW PROPERTY OWNER:	MAIL TAX BILLS TO:	TAX PARCEL NO#
Frank T. Callaway, Esq. P.O. Box 420115 Atlanta, Georgia 30342 The preparer of this deed makes no representation as to the title of the property. WHEN RECORDED PLEASE RETURN TO: Judy Jacobs Lighthouse Title and Escrow, LLC 301 S Perimeter Park Drive Suite 125 Nashville, TN 37206	3LS Properties, Inc., 301 S. Perimeter Drive, Suite 200 Nashville, TN 37206	3LS Properties, Inc., 301 S. Perimeter Drive, Suite 200 Nashville, TN 37206	CLT Map/Parcel: Map 82, Parcel # 16-0-374.00 Prior Deed Reference: Deed dated and recorded November 18, 1994 in Book 9524, Page 618 of the Register's Office of Davidson County, Tennessee ("Register's Office").

Karen Johnson Davidson County
Batch# 417470 **DEEDWARR**
06/17/2020 12:14:50 PM 4 pgs
Fees: $23.00 Taxes: $3,028.45

20200617-0063135

GENERAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 15th day of June, 2020, by and between **TKR RESIDENTIAL CARE HOME, L.L.C.,** a Tennessee limited liability company (hereinafter "Grantor"), and **3LS PROPERTIES, INC.**, a Tennessee corporation, whose address is: 301 S. Perimeter Drive, Suite 200, Nashville, Tennessee 37206 (hereinafter "Grantee");

Witnesseth:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee, its successors and assigns, all that certain improved real property as more particularly described on Exhibit "A" attached hereto and made a part hereof ("Property").

Property address: 821 Shelby Avenue, Nashville, Tennessee 37206.

TOGETHER with Grantor's interest in all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantee, and the Grantee's successors and assigns, forever.

AND said Grantor, for himself, and his successors, assigns, and heirs, does hereby covenant with said Grantee, its successors, representatives and assigns, that he is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever;

The above described Property is commercial property and has never been used by Grantor or any of its immediate family as a personal residence.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers on this the day and year first above written.

GRANTOR:
TKR RESIDENTIAL CARE HOME, L.L.C.,
a Tennessee limited liability company

By: Terri Richardson
Terri Richardson
Its: Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Judith C. Jacobs, a Notary Public in and for said State and County duly commissioned and qualified, Terri Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Managing Member of TKR RESIDENTIAL CARE HOME, L.L.C., a Tennessee limited liability company ("Maker"), and is authorized by the Maker to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 15 day of June, 2020.

Notary Public

My Commission Expires:

9-16-23

AFFIDAVIT OF VALUE

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 $ 818,500 .00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

By: _____

SUBSCRIBED AND SWORN TO before me this 15 day of June, 2020.

_____
Notary Public

My Commission Expires:
4-16-23



Exhibit "A"
("Property")

Land in Davidson County, Tennessee and being Lot No. 134 on the plan of Williams First addition to Edgefield, now East Nashville of record in Book 21, page 45 in the Register of Deed's Office of Davidson County, Tennessee ("R.O.D.C.") and more particularly described according to a survey by J Bruce Rainey, Surveyor #823 dated June 09, 2020 and known as Job No. 200061 as follows:

Beginning at an iron pin set at the intersection of the northerly right of way of Shelby Avenue (100' ROW) with the westerly right of way of South 9Th Street (ROW); thence with the northerly margin of Shelby Avenue S64°43'56"W 64.50' to an iron pin set; thence leaving Shelby Avenue and with the line of Lot 135 of the said Williams First Addition to Edgefield N24°41'53"W 175.00' to an iron pin set on the southerly margin of a 20' Alley; thence with the said Alley N64°48'27"E 64.50' to an existing PK nail, on the westerly margin of South 9th Street; thence with the westerly margin of the said South 9th Street S24°41'52"E 174.92' to the point of beginning, containing 0.26 acres, 11284.27 square feet more or less.

Being the same property conveyed to TKR Residential Care Home, LLC by deed from Steven F. Truman of record in Book 9524, page 618 of the R.O.D.C.