Name and Address of New Owner:
Elisha Jesse Watson and Ann Downs Herron
1623 Eastside Ave
Nashville, TN 37206

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 094-02-0-024

Karen Johnson Davidson County
Batch# 430131 DEEDWARR
07/02/2020 01:17:50 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20200702-0071885

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, **1623 Eastside Avenue LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elisha Jesse Watson and Ann Downs Herron, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Edgefield Land Company First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 264 fronts 50 feet on the northerly side of Eastside Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to 1623 Eastside Avenue LLC, a Tennessee Limited Liability Company by Deed dated April 20, 2015 from Zachary J. Dufour and Christina B. Dufour, husband and wife, recorded April 24, 2015, in Instrument Number 20150424-0036910, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 30th day of June, 2020.

1623 Eastside Avenue LLC, a Tennessee Limited Liability Company

By: _____
Kevin Gan, Authorized Signatory

AUTHORIZED SIGNATORY

STATE OF IDAHO
COUNTY OF Bannock

Before me, Lannette Sellers, Notary Public of the state and county mentioned, personally appeared Kevin Gan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signatory of 1623 Eastside Avenue LLC, the within named bargainor, a Limited Liability Company, and that such Kevin Gan as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory.

Witness my hand and seal this 30th day of June, 2020.

Lannette Sellers
Notary Signature

LANNETTE SELLERS
Notary Public - State of Idaho
Commission Number 61531
My Commission Expires Apr 29, 2025

Printed Name: Lannette Sellers

My commission expires: April 29, 2025

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Rutherford

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 $555,000.00, 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 30th day of June, 2020.

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My commission expires: 12/4/2020
File No. 2020-2367-TN