NEW OWNER:
Chickasaw Properties, LLC
330 Franklin Road, Suite 135A
Brentwood, TN 37027-2767

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-294

MAP & PARCEL
096-09-0A-750-00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 455181 DEEDWARR
08/12/2020 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $758.50
20200812-0089868

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FIVE THOUSAND AND 00/100 DOLLARS ($205,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Carolyn O'Neil** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Chickasaw Properties, LLC, a Limited Liability Company** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A-750 on the Plan of Emery Place Condominiums, of record in Plat Book 6250, Page 719, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carolyn O'Neil by Warranty Deed from Susannah Bailey, an unmarried woman FKA Susannah B. Callaway, a married woman of record in Instrument No. 20161013-0108189 Register's Office for Davidson County, Tennessee, dated October 06, 2016 and recorded on October 13, 2016.

Being also known as 750 Kent Rd A-750, Nashville, Tennessee 372143560.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 11 day of August, 2020.

Carolyn O'Neil

Carolyn O'Neil

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Carolyn O'Neil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11 day of August, 2020.

Hunter B. Thrasher

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202008120089868

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The actual consideration or value, whichever is greater, for this transfer is $**205,000.00**.

Ashley Utley

AFFIANT

Sworn to and subscribed to before me this 11th day of August, 2020.

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 07-11-2021

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

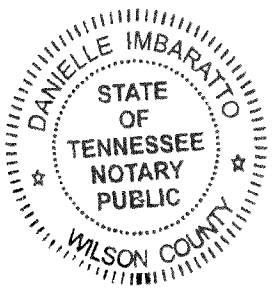
state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).