Name and Address of New Owner:
Two E's Development, LLC
P.O. Box 159038
Nashville, TN 37215

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 092-07-0-076

Karen Johnson Davidson County
Batch# 463151 DEEDWARR
08/25/2020 10:05:50 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20200825-0095974

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, **Deborah Hubbert and Tony Stringfellow, individually and as authorized signatories on behalf of Geraldine Terry, Julia Hemphill, Mary L. Groves, Esley W. Bratton, III, Chester Kimble, Chester R. Kimble, William Derek Kimble, Andrea Kimble Grigsby, Sonja Kimble, Sharon Stringfellow, Michael Stringfellow, Donald Stringfellow, Donna Stringfellow Terry, Salathiel Stringfellow, IV, Calvin Stringfellow, Terry Key, Eugene Kimble, Jr. (aka Teddy Kimble), Edna Kimble, Leslie Lafebra Miller, Patricia Houston and Cynthia Amos Moore, pursuant to Order Approving Contract Of Sale For Property Located At 1930 Herman Street filed in the Chancery Court for Davidson County, Tennessee at Nashville, Docket No. 17-1118-III, and of record in Instrument No. 20200825-0095973, in the Register's Office for Davidson County, Tennessee**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Two E's Development, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract I:

Being the Easterly 11 feet of lot No. 18 and the Westerly 14 feet of lot No. 19 in Badoux Subdivision, a plan of which is of record in Book 161, Page 41, R.O.D.C. Tennessee, fronting 25 ft on Herman St. on the Northerly side and extending back between parallel lines 165 ft. to an alley.

Being the same property conveyed to Geraldine Terry, Leslie Kimble, John Thomas Kimble, Chester Roosevelt Kimble, Mary Ann Groves, Julia Ann Hemphill, Eugene Kimble, Doris Jean Bratton, Robbie Mai Stringfellow and the sole surviving heirs at law of William Thomas Kimble by Quitclaim Deed from James H. Hill, Trustee dated June 29th 1998 and recorded July 20th 1998 of record in Book 11029, Page 504 in the Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Robert R. Kimble and wife Hattie Kimble by Warranty Deed from J.N. Barnett and wife, Mrs. Jessie S. Barnett dated February 24, 1942 and recorded September 20, 1942 of record in Book 1757, Page 311 in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-VH-20-1930

Tract II:

Being the westerly 25 feet of Lot No. 18 in Badoux H. and L. Subdivision. Said Westerly part of Lot 18 fronts 25 feet on the northerly margin of Herman Street and extends back between parallel lines 166 feet.

Being the same property conveyed to Robert Kimble and wife, Mattie Kimble by deed from Cary Strong dated September 6, 1946 and filed of record in Book 1385, page 268, in the Register's Office for Davidson County, Tennessee.

Mattie Kimble died intestate on 3/28/1991.

Robert Kimble died intestate on 4/19/1993.

In that certain Order Approving Contract Of Sale For Property Located At 1930 Herman Street filed in Chancery Court for Davidson County, Tennessee at Nashville, Docket No. 17-1118-III, and of record in Instrument No. 20200825-0095973, in the Register's Office for Davidson County, Tennessee, the said Chancery Court has [in paragraph (4) on page 4 of the said Court Order] determined the present ownership of the above described and herein conveyed real property (which said real property is referred to as being "Parcel B" on pages 3 and 4 of the said Court Order), thereby eliminating the necessity for an Affidavit of Heirship in connection with this conveyance, and the present owners, as so determined by the Chancery Court in the said Court Order, are listed as the grantor in this instant conveyance.

Order Approving Contract Of Sale For Property Located At 1930 Herman Street states the property is being sold "As Is" and that Deborah Hubbert and Tony Stringfellow are authorized to sign, a copy being of record in Instrument No. 20200825-0095973, in the Register' Office for Davidson County, Tennessee. Accordingly, the herein conveyed real property is being conveyed to the Grantee in its "AS-IS" condition.

This conveyance is subject to all restrictions, easements, planning documents of record and current year's taxes and subsequent years taxes, a lien not yet due and payable.

The address of the herein described property is believed to be 1930 Herman Street, Nashville, TN 37208, but any such address is not part of the legal description of the property herein and in the event any discrepancy, the legal description herein shall control.

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 have caused this Warranty Deed to be executed on the 17th day of August, 2020.

Deborah Hubbert

Deborah Hubbert, Individually and as authorized signatory in accordance with Order of record in Instrument No. 20200825-0095973, in the Registers' Office for Davidson County, Tennessee.

Tony Stringfellow

Tony Stringfellow, Individually and as authorized signatory in accordance with Order of record in Instrument No. 20200825-0095973, in the Registers' Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2020, before me personally appeared Deborah Hubbert and Tony Stringfellow each individually and as authorized signatories, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August 2020.

Notary Signature
My commission expires: 11.8.2021

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $315,000.00, 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
17th day of August, 2020.

Notary Public
My commission expires: 7/9/24
File No. 20-1065

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024