Name and Address of New Owner:
Charles C. Sessoms
1805 Cahal Avenue
Nashville, TN 37206

Send Tax Bills To:
Mortgage Research Center, LLC
dba Veterans United Home Loans
1400 Veterans United Drive
Columbia, MO 65203

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

Map & Parcel No: 072-15-0-008

Karen Johnson Davidson County
Batch# 499401 DEEDWARR
10/20/2020 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20201020-0122228

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, **1805 Cahal 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 **Charles C. Sessoms, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11, on the unrecorded Map showing Subdivision by Geo. A. Pickup of Lot No. 9 on the Map of Belle Forest Subdivision of record in Plat Book 547, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the northerly line of Cahal Avenue, being the common corner of Lots No. 9 and 20 of said Belle Forest Subdivision, and the southeast corner of Lot No. 11 of said Pickup's recorded plan; thence with the east line of Lot 11 along the westerly line of Lots 19 and 20 of Belle Forest Plan, northerly 183.3 feet to the corner of Lots Nos. 8, 18 and 19 of Belle Forest Subdivision, being the northeast corner of Lot No. 11 of Pickup's Subdivision; thence westerly 75 feet; thence southerly 168 feet to the northerly line of Cahal Avenue; thence with the line of same easterly 75 feet to the beginning.

Being the same property conveyed to 1805 Cahal Avenue, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Kevin Gan, unmarried of record in Instrument No. 20200826-0096953 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on August 26, 2020.

Being also known as 1805 Cahal Avenue, Nashville, Tennessee 37206.

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 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 has caused this Warranty Deed to be executed on the 16th day of October, 2020.

1805 Cahal Avenue LLC, a Tennessee Limited Liability Company

By: _____
Steve Berneman, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Steve Berneman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Authorized Signor of 1805 Cahal Avenue LLC, the within named bargainor, a Limited Liability Company, and that he 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.

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and seal this 16th day of October, 2020.

Corylyn S. Priest
Notary Signature
10-2-2023

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 $410,000.00, 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 16th day of October, 2020.

_____
Notary Public
My commission expires: 2-25-24

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)