Name and Address of New Owner:
30th & Hedrick LLC
113 30th Avenue North
Nashville, TN 37203

Send Tax Bills To:
30th & Hedrick LLC

Karen Johnson Davidson County
Batch# 510245 DEEDWARR
11/09/2020 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20201109-0131084

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 10402030300

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, **William D. Kenner, III**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **30th & Hedrick LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 7 on the map of J.K. Orr and H.G. Kitrell's Subdivision of Lot No. 42 in the Boyd Cockrill Spring Tract, as of record in Book 161, page 121, Register's Office for said County.

Said Lot No. 7 fronts 50 feet on the westerly side of 30th Avenue, North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to William D. Kenner, III, by Quitclaim Deed from Carole F. Kennery, recorded on June 24, 2002, of record in Instrument No. 20020624-0075578, Register's Office for Davidson County, TN.

Being the same property conveyed to William D. Kenner and wife, Carole F. Kenner, by Warranty Deed from John P. Grimes and wife, Susan P. Grimes, recorded on May 11, 1976, of record in Book 5023, Page 733, Register's Office for Davidson County, TN.

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 9th day of October, 2020.

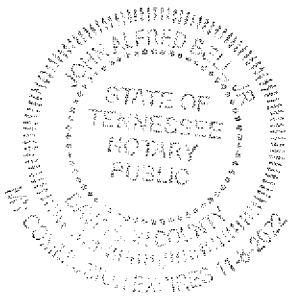
William D. Kenner, III (SEAL)
William D. Kenner, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of October, 2020, before me personally appeared William D. Kenner, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of October, 2020.

Notary Signature
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 $800,000.00, 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
9th day of October, 2020.

Notary Public
My commission expires: 1-8-22
File No. 2020-1466

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-22

True Copy Certification

I, John A Bell Sr., 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 TN
County of Davidson

Personally appeared before me, Dellona L Shorter notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

DELLONA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY