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, Deliora [illegible] 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)

DELORA LOWDON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Name and Address of New Owner:
Nicholas Investments, LLC
5109 Trousdale Drive
Nashville, TN 37220

Send Tax Bills To:
Nicholas Investments, LLC
5109 Trousdale Drive
Nashville, TN 37220

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

Map & Parcel No: 09204014700

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, **Theresa Aydell Payne**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Investments, LLC** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 47 feet of the westerly 51 feet of Lot No. 75 o n the Plan of Thomas Harding's First Addition to Nashville as of record in Book 19, page 241, Register's Office for said County.

Said part of Lot 75 fronts 47 feet on the southerly side of Jackson Street and runs back between parallel lines 160 feet to a line on the rear.

Being the same property conveyed to Theresa Aydell Payne by Warranty Deed from Theresa Payne, as Administratrix of the Estate of of Robert Lee Payne, recorded on May 2, 1983, of record in Book 6047, Page 551, 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.

Karen Johnson Davidson County
Batch# 514049 DEEDWARR
11/10/2020 02:44:30 PM 2 pgs
Fees: $13.00 Taxes: $1,174.75
20201110-0132652

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of November, 2020.

Theresa A Payne by Kathleen Payne-Wilks Attorney in Fact (SEAL)
Theresa A. Payne by Kathleen Payne-Wilks, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2020, before me personally appeared Kathleen Payne-Wilks, 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 4th day of November, 2020.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

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 $317,500.00, 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 4th day of November, 2020.

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

Notary Public
My commission expires:_____
File No. 2020-1751