Name and Address of New Owner:
Jessica Franco
1708 Eastside Avenue
Nashville, TN 37206

Send Tax Bills To:
Gardner Financial Services LTD
3503 Paesanos Pkwy
San Antonio,TX 78231

Karen Johnson Davidson County
Batch# 544701 DEEDWARR
01/04/2021 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,676.65
20210104-0000775

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

Map & Parcel No: 094-02-0-066

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, **1708 Eastside 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 **Jessica Franco, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described tract/parcel of land in Davidson County, State of Tennessee as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the map of United Electric Railways Addition, as of record on Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to 1708 Eastside Avenue, LLC by Deed dated June 5, 2015 from Kevin Gan, a single man, recorded September 25, 2015, in Instrument Number 20150925-0097458, in the Official Records of Davidson County, Tennessee.

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 28th day of December, 2020.

1708 Eastside Avenue, LLC, a Tennessee Limited Liability Company

By: John Shoaf, Authorized Signatory

John Shoaf, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared John Shoaf, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be an Authorized Signatory of 1708 Eastside 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.

Witness my hand and seal this 28th day of December, 2020.

Notary Signature

JUMOKE BANKE LASEKAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 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 $453,148.50, 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 28th day of December, 2020.

Notary Public



True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 10/2/2023

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023