Karen Johnson Davidson County
Batch# 561714 DEEDWARR
01/26/2021 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20210126-0011758

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Jeffrey Mathews 21C Fern Avenue Nashville, TN 37207	Jeffrey Mathews 21C Fern Avenue Nashville, TN 37207	071142C90000CO

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, **Erlanger Investments One, LLP, a Tennessee Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeffrey Mathews**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Units A, B, C, D and E, of the 22 Lucile Street Townhomes, a Horizontal Property Regime with Private Elements, described in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200506-0047359, as amended in Instrument No. 20200724-0081705, Register's Office for Davidson County, Tennessee, to which reference is hereby made, the plat attached as an Exhibit thereto, and the Bylaws appended to said Declarations, are incorporated herein by reference and made a part hereof the same as though copied herein for a more particular identification thereof.

Being the same property conveyed to Erlanger Investments One, LLP, by deed dated September 19, 2018, and recorded September 26, 2018, from Dorothy Pulley Lewis and William Neal, wife and husband, of record in Instrument Number 20180926-0095384, Register's Office for Davidson County, Tennessee.

Being known as: 22 Lucile Street, Nashville, TN 37207 formerly known as 11 Lucile Street, Nashville, TN 37207.

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 25th day of January, 2021.

Erlanger Investments One, LLP, a Tennessee Partnership

By: _____ (SEAL)
James Richardson, Chief Executive Manager,
Stor Capital, LLC, Partner
of Erlanger Investments One, LLP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of January, 2021, before me personally appeared James Richardson, Chief Executive Manager, Stor Capital, LLC, Partner of Erlanger Investments One, LLP, 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, with authority on behalf of the Partnership, for the purposes therein contained.

Witness my hand, at office, this 25th day of January, 2021.

Taylor Anderson
Notary Signature
My commission expires:

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 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 $545,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amanda Wnkl
(Affiant)

Sworn to and subscribed before me this
25th day of January, 2021.

Madelyn Reynolds
Notary Public
My commission expires:
File No. 2021-406

MADELYN N REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024
DAVIDSON COUNTY

True Copy Certification

I, Grover Collins, 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 Davidson

Personally appeared before me, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

