Karen Johnson Davidson County
Batch# 582331 DEEDWARR
03/02/2021 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210302-0026961

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:
Erlanger Investments One, LLP 111205 Lebanon Road Mt. Juliet, TN 37122	Erlanger Investments One, LLP 111205 Lebanon Road Mt. Juliet, TN 37122	072-16-0-128

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

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Porter Heights, Part II, as of record in Book 1424, Page 79, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 85 feet on the west side of Harwood Drive and runs back between parallel lines 200 feet to a dead line.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Sharon D. Harper, by deed dated November 22, 2004, and recorded November 29, 2004, from Mary F. Wright, unmarried, of record in Instrument Number 20041129-0141563, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all real property taxes for 2021 and subsequent years, easements and restrictions of record if any.

This Unimproved Property is known as 1514 Harwood Drive Nashville, TN 37206

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 26th day of February, 2021.

Sharon D. Harper (SEAL)
Sharon D. Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2021, before me personally appeared Sharon D. Harper, 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 26th day of February, 2021.



Amanda S Young
Notary Signature
My commission expires: 10/12/2024

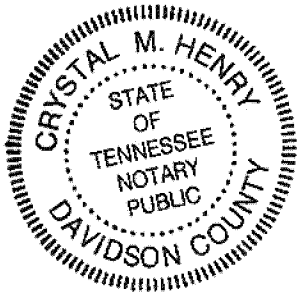
AFFIDAVIT OF VALUE

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 $325,000.00, 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
26th day of February, 2021.



Notary Public
My commission expires: 9/2/24
File No. 2021-425

True Copy Certification

I, Matthew Anderson, 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, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

