Name and Address of New Owner:
LYZ Investment
1321 Busiris Drive
Nashville, TN 37076

Karen Johnson Davidson County
Batch# 582478 DEEDWARR
03/03/2021 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $804.75
20210303-0027146

Send Tax Bills To:
LYZ Investment
1321 Busiris Drive
Nashville, TN 37076

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

Map & Parcel No: 042-07-0-045

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, **Mary A. Fardella, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **LYZ Investment, a Tennessee Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 37 on the Plan of Section Two, Morning View Subdivision, plat of which is of record in Plat Book 2133, page 99, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anthony J. Fardella, III and wife, Mary A. Fardella by Deed dated January 7, 2003 from Josephine E. Williams and Anthony J. Fardella, III, being the sole shareholders of Farr's Enterprises, Inc., a dissolved Texas corporation, recorded January 13, 2003, in Instrument Number 20030113-0005223, in the Official Records of Davidson County, Tennessee.

Taxes for the year 2021 have been prorated between the parties with Grantor paying her pro-rata part thereof to Grantee who will be responsible for the payment of said taxes when they become due and payable.

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 23rd day of February, 2021.

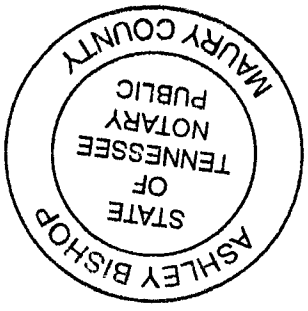
Mary A Fardella (SEAL)
Mary A. Fardella

STATE OF TENNESSEE
COUNTY OF Williamson

On this 23rd day of February, 2021, before me personally appeared Mary A. Fardella, 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 23rd day of February, 2021.

Ashley Bishop
Notary Signature
My commission expires: 9-21-2021



AFFIDAVIT OF VALUE

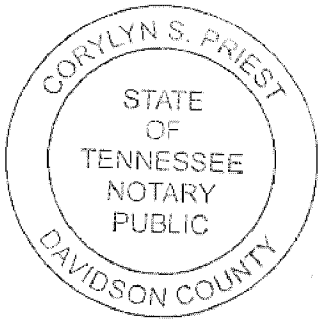
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 **$217,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elie Willis
(Affiant)

Sworn to and subscribed before me this
23rd day of February, 2021.

Corylyn S. Priest
Notary Public
My commission expires: 10·2·2023
File No. 2021-4397-TN



True Copy Certification

I, Steve Berneman, 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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

