Karen Johnson Davidson County
Batch# 587163 DEEDWARR
03/08/2021 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20210308-0030085

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:
Sherlock REI, LLC 42 Jones Circle Old Hickory, TN 37138	Sherlock REI, LLC 42 Jones Circle Old Hickory, TN 37138	070-09-0-032

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, **Gina Burroughs, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sherlock REI, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the Thirteenth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point 69 feet north of an iron stob on the east side of Lloyd Avenue, the present southwest corner of the tract owned by W.J. Mayberry and wife, and 15 feet north of a well presently located on W.J. Mayberry's property; thence in a northerly direction 50 feet to an iron stob; thence in an easterly direction 200 feet to an iron stob; thence in a southerly direction 50 feet to an iron stob; thence in a westerly direction 200 feet to the point of beginning.

Being the same property conveyed to Gina Burroughs by Quitclaim Deed from Larry Joe Burroughs, of record in Instrument No. 20200916-0105639, Register's Office for Davidson County, Tennessee.

Being also known as: 2306 Lloyd Avenue, Nashville, Tennessee 37208.

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 5th day of March, 2021.

Gina Burroughs (SEAL)
Gina Burroughs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2021, before me personally appeared Gina Burroughs, 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 5th day of March, 2021.

Taylor Anderson
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

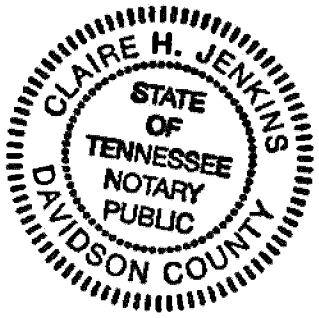
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amanda S. Young
(Affiant)

Sworn to and subscribed before me this
5th day of March, 2021.

Claire H Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2020-207



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

