THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233437

Karen Johnson Davidson County
Batch# 590642 **DEEDWARR**
03/12/2021 09:41:32 AM 2 pgs
Fees: $13.00 Taxes: $2,149.88

20210312-0032839

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $581,049.00

Affiant

Subscribed and sworn to before me, this 26th day of February, 2021.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY J ANDERSON MY COMMISSION EXPIRES SEPTEMBER 6, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Briarwood Farms LLC 1114 Morrow Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 117-16-0-178.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **American Estate & Trust, LC FBO James Richardson's IRA** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Briarwood Farms LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 35.0 feet of Lot No. 36 and the westerly 35.0 feet of Lot No. 37 on the Map of S. F. and C. D. Morrow's Subdivision of record in Book 332, page 86, Register's office for Davidson County, Tennessee.

Said parts of Lot No.'s 36 and 37 front together 70.00 feet on the northerly side of Morrow Street and run back between parallel lines 163.5 feet to the center of an alley.

Being the same property conveyed to AMERICAN ESTATE & TRUST, LC FBO JAMES RICHARDSON'S IRA, by deed from KEITH MERRILL, of record in Instrument No. 20131120-0119614 , dated November 18, 2013 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 117-16-0-178.00.

Matters shown on the Plan of record in Plat Book 332, page 86, said Register's Office.

This is improved property located at 1114 Morrow Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of February, 2021.

American Estate & Trust, LC FBO James Richardson, IRA

By: Authorized Signer

STATE OF Nevada)

COUNTY OF Clark)

Before me, the undersigned, of the State and County aforesaid, personally appeared Christina Montes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Signer (or other officer authorized to execute the instrument) of American Estate & Trust, LC, the within named bargainor, and that he as such Authorized Signer has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized Authorized Signer.

Witness my hand, at office, this 26th day of February, 2021.

Notary Public

My Commission Expires: 8-4-24

LOGAN SPAUR
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 20-8432-01
MY APPT. EXPIRES AUGUST 04, 2024