Karen Johnson Davidson County
Batch# 604728 DEEDWARRSP
04/01/2021 09:18:17 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20210401-0042867

THIS INSTRUMENT PREPARED BY	NEW PROPERTY OWNER:	MAIL TAX BILLS TO:	TAX PARCEL NO#
Frank T. Callaway, Esq. P.O. Box 420115 Atlanta, Georgia 30342 The preparer of this deed makes no representation as to the title of the property. WHEN RECORDED PLEASE RETURN TO: Judy Jacobs Lighthouse Title and Escrow, LLC 301 S Perimeter Park Drive Suite 125 Nashville, TN 37211	Tennessee Voices for Children, Inc. 500 Professional Park Drive Goodlettsville, TN 37072	Tennessee Voices for Children, Inc. 500 Professional Park Drive Goodlettsville, TN 37072	CLT Map/Parcel: Parcel # 82-16-0-374.00 Prior Deed Reference: Deed dated June 15, 2020 and recorded June 17, 2020 as instrument number 20200617-0063135 of the Register's Office of Davidson County, Tennessee ("Register's Office").

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 30 th day of March, 2021, by and between **3LS PROPERTIES, INC.**, a Tennessee corporation (hereinafter "Grantor"), and **TENNESSEE VOICES FOR CHILDREN, INC.**, a Tennessee public benefit corporation, whose address is: 500 Professional Park Drive, Goodlettsville, Tennessee 37072 (hereinafter "Grantee");

Witnesseth:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, confirms unto the Grantee, its successors and assigns, its undivided interest in and to all that certain improved real property situated and being in the City of Nashville, County of Davidson, State of Tennessee, as more particularly described, to wit ("Property"):

See Exhibit "A" attached hereto and incorporated herein by reference.

Property address: 821 Shelby Avenue, Nashville, Tennessee 37206.

TOGETHER with Grantor's interest in all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid real estate, as the Grantee's sole and separate equitable estate, together with all improvements thereon and all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

AND, subject to those easements, encumbrances and other matters of record; real property taxes not yet due and payable, and matters which would be shown on an accurate survey of the Property.

Grantor, for itself and for its successors and assigns, does hereby covenant with Grantee, its successors and assigns, that it lawfully seized in fee simple of the Property and has full power, authority and right to convey the same and that it will forever warrant and defend the Property and the title thereto against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers on this the day and year first above written.

GRANTOR:
3LS PROPERTIES, INC.,
a Tennessee corporation

By: _____
Eric Strickland
Its: President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Judith Jaub, a Notary Public in and for said State and County duly commissioned and qualified, Eric Strickland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of 3LS PROPERTIES, INC., a Tennessee corporation ("Maker"), and is authorized by the Maker to execute this instrument on behalf of the Maker.

WITNESS my hand, at office, this 30 day of March, 2021.

_____
Notary Public

My Commission Expires:
9-14-23

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

By: _____

SUBSCRIBED AND SWORN TO before me this 30 day of March, 2021.

_____
Notary Public

My Commission Expires: 9-14-23

EXHIBIT "A"

Land in Davidson County, Tennessee, and being Lot No. 134 on the plan of Williams First Addition to Edgefield, now East Nashville of record in Book 21, Page 45, In the Register of Deed's Office of Davidson County, Tennessee, ("R.O.D.C.") and more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated June 09, 2020 and known as Job No. 200061 as follows:

Beginning at an iron pin set at the intersection of the northerly right of way of Shelby Avenue (100' ROW) with the westerly right of way of South 9th Street (ROW); thence with the northerly margin of Shelby Avenue S 64° 43' 56" W, 64.50' to an iron pin set; thence leaving Shelby Avenue and with the line of Lot 135 of the said Williams First Addition to Edgefield N 24° 41' 53" W, 175.00' to an iron pin set on the southerly margin of a 20' Alley; thence with the said Alley N 64° 48' 27" E, 64.50' to an existing PK nail, on the westerly margin of South 9th Street; thence with the westerly margin of the said South 9th Street S 24° 41' 52" E, 174.92' to the point of beginning, containing 0.26 acres, 11284.27 square feet more or less.

Being the same property conveyed to 3LS PROPERTIES, INC., a Tennessee corporation from TKR RESIDENTIAL CARE HOME, L.L.C., a Tennessee limited liability company by General Warranty Deed on June 15, 2020, of record in Instrument Number 20200617-0063135, Register's Office for Davidson County, Tennessee.