WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

J-SB-PS-21-1015

Karen Johnson Davidson County
Batch# 607663 DEEDWARR
04/06/2021 01:58:47 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20210406-0045075

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan/Dale Stoops Real Estate, LLC	**New Owner**	
(NAME)	(NAME)	**70-7-33.00**
657 Mercer Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUQUETTA A. FERBY, MARRIED** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN/DALE STOOPS REAL ESTATE, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Southerly 200 feet of Lot No. 22 on the Map of J.S. Spurlock's Lands, not of record, described according to a survey made by Erie Drake, County Surveyor, April 21, 1925, as follows:

Beginning at the center of Alice Avenue at a point 450 feet West of the Westerly margin of Buena Vista Pike; thence Northwardly parallel to the Easterly line of Lot No. 22 200 feet; thence Westerly 50 feet; thence Southwardly 200 feet; to the center of Alice Avenue; thence with the center of said Alice Avenue Eastwardly 50 feet to the beginning.

Being the same property conveyed to Luquetta A. Ferby, unmarried, by Warranty Deed from Robert Slate, unmarried, recorded July 2, 2007 in Instrument No. 20070702-0078642, Register's Office for Davidson County, Tennessee.

Luquetta A. Ferby having since married. Lamont Bell will be joining in this conveyance to convey any interest he may have, marital or otherwise.

This conveyance is subject to:
- Taxes for year 2021, A lien not yet due and payable

This is **improved** property known as: **1015 Alice Street, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 5 DAY OF APRIL, 2021.

Luquetta A. Ferby

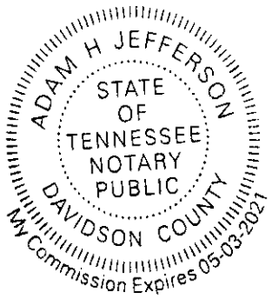
Lamont Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUQUETTA A. FERBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of April, 2021.

Notary Public
My Commission Expires:
(SEAL)

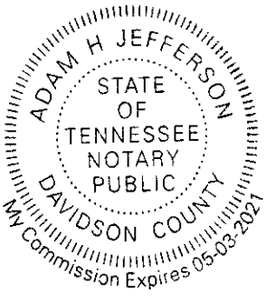


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAMONT BELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of April, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212