Karen Johnson Davidson County
Batch# 609987 DEEDWARR
04/08/2021 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $484.70
20210408-0046700

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:
Poplar Creek Properties LLC 6339 Charlotte Pike #1118 Nashville, TN 37209	Poplar Creek Properties LLC 6339 Charlotte Pike #1118 Nashville, TN 37209	108-12-0-170

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, **Lelia M. Henderson, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Poplar Creek Properties LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 111-B, Zone Lot Division Lots 110, 111, 112 and 113, East Lake Subdivision, Section Four, of record in Plat Book 6520, Page 246, amending Plat Book 5800, Page 245, Register's Office for Said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Lelia M. Henderson, unmarried, by deed dated December 29, 1987, and recorded January 6, 1988, from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C., of record in Book 7443, page 895, Register's Office for Davidson County, Tennessee.

Property Address: 1216 Timber Valley Drive Nashville, TN 37214

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 6th day of April, 2021.

Lelia M. Henderson (SEAL)
Lelia M. Henderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2021, before me personally appeared Lelia M. Henderson, 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 6th day of April, 2021.

Notary Signature
My commission expires: 07-03-2023

MATTHEW ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

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 $131,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of April, 2021.

Notary Public
My commission expires: 10/2/23
File No. 2021-473

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

