Karen Johnson Davidson County
Batch# 611995 DEEDWARR
04/09/2021 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,627.63
20210409-0047741

Name and Address of New Owner:
Matthew McCaghren
134 Fain St Unit A
Nashville, TN 37210

Send Tax Bills To:
Interlinc Mortgage Services
5875 N. Sam Houston Pkw W.
Ste 300
Houston, TX 77086
This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 093-16-0E-001.00CO

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, **Tree of Life Construction Inc.,**"the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Matthew McCaghren,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A of Homes of 134 Fain Street, a Horizontal Property Regime, with Private Elements, located in Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for Homes of 134 Fain Street, a Horizontal Property Regime, with Private Elements, of record in Instrument Number 20191121—0120421, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co—owners and tenants of Homes of 134 Fain Street, a Horizontal Property Regime, with Private Elements, contained in said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20191121— 0120421, and By—Laws appended thereto as Exhibit "C", said Register's Office, are incorporated here by reference and made a part hereof the same though copied here in for a more complete identification and description of said Unit.

Being the same property conveyed to Tree of Life Construction LLC, a Limited Liability Company, a Tennessee limited liability company by Deed dated June 7, 2019 from Music Coity Holdings, LLC, a Texas limited liability company, recorded June 24, 2016, in Instrument Number 20190624-0060553, in the Official Records of Davidson County, Tennessee.

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.

President and Authorized Agent

(SEAL)
Tree of Life Construction Inc.
By Sam Ghali, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, Sam Ghali, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged such person to be the Authorized Agent of Tree of Life Construction Inc., the within named bargainor, and that such person as such Authorized Agent, being authorized to do so, executed the within instrument for the purposes herein contained, by personally signing the name of Tree of Life Construction Inc., as its Authorized Agent, of their own free act and deed.

Witness my hand and seal, on this 6th day of April, 2021.

Notary Signature

Printed Name: Tisha C. Baldwin

My commission expires: 1-23-23

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

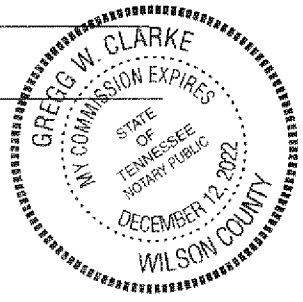
STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

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 $439,900.00, 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:_____
File No. 2021-202



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY