WARRANTY DEED

Karen Johnson Davicson County
Batch# 616231 DEEDWARR
04/16/2021 09:44:45 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50

20210416-0050941

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/16/23 (AFFIX SEAL)

JOANNE MARIA WILLINGHAM NOSON
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON
My Comm Exp. 09/16/23

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Blackacre Development Company, LLC	SEND TAX BILLS TO: Owner at owners address	MAP PARCEL NUMBERS
(NAME) 465 Henslee Dr Unit C-1	(NAME)	10505048701
(ADDRESS) Dickson TN 37055	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James O Ensley, Jr., Janice E King, Beverly N Williams, Anita E Jones, Brenda G. Flowers, and Gerald Ensley** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blackacre Development Company, LLC**, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being the north 50 feet of Lot No. 25 on the Map of Waverly Land Company's Plan of Lots called Waverly Place, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, described according to a survey by Barge, Waggoner, & Sumner, Engineers, dated February 11, 1971, as follows:

Beginning at an iron pin in the westerly margin of Hillside Avenue, 623.5 feet North of Grove Avenue, thence leaving said Avenue, North 82 degrees 40' West, 197.1 feet to an iron pin in the easterly margin of 10th Avenue South (Proposed pedestrian walk); thence with the same, N. 9 degrees 55' East, 50 feet to an iron pin; thence S. 82 degrees 40' East, 196.9 feet to an iron pin in the westerly margin of Hillside Avenue; thence with the same, South 9 degrees 37' West, 50 feet to the point of beginning.

Being the same property conveyed to Vivian E. Ensley, by Warranty Deed dated July 20, 1972, of record at Book 4621, Page 367 in the Register's Office of Davidson County, Tennessee. Vivian E. Ensley died on August 10, 2015 leaving the Grantors as her blood heirs per Affidavits of Heirship of record Instrument No 20210416-0050937 **and Instrument No.** 20210416-0050938 **in the Register's Office of Davidson County, TN.**

Sellers warrant that this property has not been used as their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1801 Hillside Ave. Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 15th day of April, 2021.

** Durable Power of Attorney for Janice E. King is recorded in Instrument No. 20210415-0050642, Register's Office for Davidson County, Tennessee

James O Ensley, Jr.

Janice E. King, by James O Ensley, Jr. Attorney in Fact **

Janice E. King, by Beverly Ensley Williams, Attorney in Fact **

Beverly N Williams

Anita E Jones, by James O. Ensley, Jr., Attorney In fact

Brenda G. Flowers, by James O. Ensley, Jr., Attorney In Fact

Gerald Ensley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **James O Ensley, Jr. Beverly N Williams** , and **Gerald Ensley** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of April, 2021.

Notary Public

My Commission Expires: 9/16/23

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, **James O. Ensley, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Janice E. King, Anita E Jones, and Brenda G Flowers and acknowledged that he executed the same as the free act and deed of the said Janice E. King, Anita E Jones, and Brenda G Flowers .

WITNESS my hand and official seal at office this 15th day of April, 2021.

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 9/16/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said State and County, **Beverly Ensley Williams**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Janice E King and acknowledged that she executed the same as the free act and deed of the Janice E King.

WITNESS my hand and official seal at office this 15th day of April, 2021.

Notary Public

My Commission Expires: 9/16/23

ANAMARIA WILLINGHAM NOTARY PUBLIC TENNESSEE My Comm Exp. 09/16/23 COUNTY OF WILLIAMSON