Name and Address of New Owner:
John Carpenter and Mary Carpenter
2314 Cisco Street
Nashville, TN 37204

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 627388 DEEDWARR
05/03/2021 11:20:41 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20210503-0058891

This Instrument Prepared By:
Carlton Drumwright
CLOSED Nashville
278 Franklin Road
Ste. 160
Brentwood, TN 37027

Map & Parcel No: 118-02-0-039.00

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, **Cisco, LLC, an Ohio Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Carpenter and Mary Carpenter,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Map of David Lipscomb Subdivision of record in Plat Book 547, Page 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 12 fronts 51 feet on the Easterly margin of Cisco Avenue (or Street) and runs back between parallel lines 165 feet to a dead line measuring 51 feet thereon.
>
> Being the same property conveyed to Cisco, LLC, an Ohio limited liability company by Warranty deed from Latonya Monique Ellis of record in Instrument No. 20200114-0004900 Register's Office for Davidson County, Tennessee, dated December 17, 2019 and recorded on January 14, 2020.
>
> This is improved property also known as 2314 Cisco Street, Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 28th day of April, 2021.

Cisco, LLC, an Ohio Limited Liability Company

By: Chestina Hightower-Garrett, Manager

Chestina Hightower-Garrett, Manager

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

Before me, the undersigned, of the state and county mentioned, personally appeared Chestina Hightower-Garrett, ~~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 Manager of Cisco, LLC, the within named bargainor, a Limited Liability Company, and that such Chestina Hightower-Garrett as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Antioch, this 28th day of April, 2021.

Cathy M. Caceres
Notary Signature

My commission expires: 3/13/2024

CATHY M. CACERES
Notary Public - California
San Joaquin County
Commission # 2324143
My Comm. Expires Mar 13, 2024

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ CALIFORNIA)
)
COUNTY OF CONTRA COSTA)

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 $1,100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Chestina Hightower-Garrett, Manager
(Affiant)

~~Sworn~~ to and subscribed before me this 28th day of April, 2021.

Cathy M. Caceres
Notary Public
My commission expires: 3/13/2024
File No. 2021-3720

CATHY M. CACERES
Notary Public - California
San Joaquin County
Commission # 2324143
My Comm. Expires Mar 13, 2024