THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $800,000.00.

Daniel D. Hite
AFFIANT

Subscribed and sworn to before me this 30th day of April 2021.

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 627462 DEEDWARR
05/03/2021 12:21:04 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20210503-0059007

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Shaffer Home Services, LLC 1119 Glenwood Ave. Nashville, TN 37204-3921	New Owner	129-08-0-137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

DANIEL D. HITE, married

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

SHAFFER HOME SERVICES, LLC, a Tennessee Limited Liability Company

(herein referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto.

BEING improved property known as 103 Alton Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered except as set out in EXHIBIT "B" hereto. Grantor does further covenant and bind himself, his heirs and assigns, to

warrant and forever defend the title to said land to the said Grantee, Grantee's successors 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.

This property is investment property and has not been used as the principal residence of the Grantor or his spouse.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30 day of April 2021.

Daniel D. Hite

DANIEL D. HITE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, DANIEL D. HITE, 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 executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 30th day of April 2021.

David A. Childress

Notary Public

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/9/2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 21 of Block "A", as shown on the map entitled Second Revised Plan of Highlands of Belle Meade No. 2, of record in Book 1130, Page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed by Warranty Deed from CAROLYN H. HITE, unmarried, to DANIEL D. HITE, dated March 24, 2020, of record in Instrument No. 20200324-0031799, said Register's Office.

EXHIBIT "B"

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2021 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 1130, Page 62, Register's Office for Davidson County, Tennessee.