Name and Address of New Owner:
Select Home Solutions Group, LLC
2817 West End Avenue #126-449
Nashville, TN 37203

Send Tax Bills To:
Select Home Solutions Group, LLC

Karen Johnson Davidson County
Batch# 629137 DEEDWARR
05/05/2021 10:25:58 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20210505-0060119

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 09213019400

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

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, **Henry Armer Seligmann, Jr and Lora M. Seligmann**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Select Home Solutions Group, LLC, a Mississippi Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 70 ON THE PLAN OF HORTENSE PLACE, AS OF RECORD IN PLAT BOOK 161, PAGE 167, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HENRY ARMER SELIGMANN, JR. AND WIFE, LORA M. SELIGMANN, BY WARRANTY DEED FROM RITA M. RIPPIN AND WILLIAM J. RIPPIN, WIFE AND HUSBAND, RECORDED ON MARCH 23, 2018, OF RECORD IN INSTRUMENT NO. 201803230027544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 324 33RD AVE. N., NASHVILLE, TN 37209.

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 4th day of May, 2021.

_____ (SEAL)
Henry Armer Seligmann, Jr.

_____ (SEAL)
Lora M. Seligmann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of May, 2021, before me personally appeared Henry Armer Seligmann, Jr and Lora M Seligmann, 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 4th day of May, 2021.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

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 $410,000.00, 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 4th day of May, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2510

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022