Karen Johnson Davidson County
Batch# 639176 DEEDWARR
05/18/2021 04:09:30 PM 2 pgs
Fees: $13.00 Taxes: $51.80
20210518-0067492

True Copy Certification

I, John A. Bell Sr., 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (if on paper):

Name and Address of New Owner:
Pinson Properties, LLC and Scojo Properties, LLC
2509 Grover Street
Nashville, TN 37207

Send Tax Bills To:
Pinson Properties, LLC and Scojo Properties, LLC
2731 Sawyer Bend Rd
Franklin, TN 37069-1702

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

Map & Parcel No: 59 16 72.00

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, **Country Club Investors, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pinson Properties, LLC, a Limited Liability Company and Scojo Properties, LLC, a Limited Liability Company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 68 ON THE PLAN OF HAYNIE'S CLEVELAND ADDITION AS OF RECORD IN PLAN 161, PAGE 35 R.O.D.C. TENNESSEE.

SAID LOT NO. 68 FRONTS 40 FEET ON THE NORTHERLY SIDE OF GROVER STREET AND RUNS BACK BETWEEN PARALLEL LINES 125 FEET MORE OR LESS, AND IS ONE OF THE TWO LOTS HERETOFORE CONVEYED TO THE SAID JOHNSON BRANSFORD AND ROBERT LUSK BY DEED FROM RICHARD S. WEST AND WIFE, KAREN M. WEST, OF RECORD IN BOOK 1389, PAGE 211 R.O.D.C. TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO COUNTRY CLUB INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM BILLY G. GREGORY AND ESTELLE GREGORY, HUSBAND AND WIFE, RECORDED ON MARCH 23, 2016, OF RECORD IN INSTRUMENT NO. 20160323-0027511, AS CORRECTED IN INSTRUMENT NO. 20180914-0091347, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS UNIMPROVED PROPERTY KNOWN AS 2509 GROVER ST., NASHVILLE, TN 37207.

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 14th day of May, 2021.

Country Club Investors, LLC, a Limited Liability C ompany

By: _____(SEAL)
John A. Bell, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, undersigned _____ of the state and county mentioned, personally appeared John A. Bell, Jr., 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 Authorized Agent of Country Club Investors, LLC, the within named bargainor, a Limited Liability Company, and that such John A. Bell, Jr. as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville this 14th day of May, 2021.

Leah Moore
Notary Signature

Printed Name: Leah Moore

My commission expires:_____

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

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 $14,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leah Moore
(Affiant)

Sworn to and subscribed before me this 14th day of May, 2021.

Notary Public
My commission expires:_____
File No. 2021-2711

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