Karen Johnson Davidson County
Batch# 639201 DEEDWARR
05/19/2021 08:03:51 AM 3 pgs
Fees: $18.00 Taxes: $3,367.00

20210519-0067523

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $910,000.00.

Affiant

Subscribed and sworn to me this 18th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

R&R to:

OKORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #34609

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
SHM Holdings, LLC, a Tennessee limited liability company 3212 West End Avenue, Suite 403 Nashville, TN 37203	NEW OWNER	092-12-0-408.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged. **Patricia K. Absar, as to an undivided 99% interest, and Sophia H. Absar, as to an undivided 1% interest**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **SHM Holdings, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 109 on the Plan of Boyd Home Tract Subdivision of record in Book 21, page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING all the same property conveyed to William B. Walker and wife, Ardella Walker by Installment Deed dated June 30, 1981 from Robert H. Magruder, III, unmarried, of record in Book 5764, Page 869, Register's Office for Davidson County, Tennessee. The said William B. Walker has since died on August 25, 2006, and upon his death, title was vested in Ardella L. Walker as the sole surviving tenant by the entirety. The said Ardella L. Walker having since died intestate on June 12, 2008 and the interest in and to the property conveyed herein passed at the death of Ardella L. Walker to Patricia K. Absar as her sole surviving heir. The estate of Ardella Walker having been opened for administration in Davidson County, Tennessee, in the Seventh Circuit Court, Probate Division (08P-1155). The said Patricia K. Absar, Administratrix of the Estate of Ardella Walker, deceased, having Quitclaimed to Patricia K. Absar, individually, of record in Instrument No. 20081113-0112466, dated November 5, 2008, Register's Office for Davidson County, Tennessee. Then Patricia K. Absar having conveyed her interest to Patricia K. Absar, an undivided 99% interest, and Sophia H. Absar, an undivided 1% interest, as joint tenants with right of

survivorship, by deed of record in Inst. No. 20151105-0112639, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes which have been paid prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All Matters appearing on plan of record in Book 21, page 39, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

The subject property is not, and has never been, the principal residence of the Grantors.

This property is also known as improved property located at 1812 Hayes Street, Nashville, TN 37203.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 18th day of May, 2021.

Patricia K. Absar

Patricia K. Absar

Sophia H. Absar

Sophia H. Absar

STATE OF TENNESSEE, COUNTY OF Davidson

Before me personally appeared Patricia K. Absar and Sophia H. Absar to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 18th day of May, 2021.

Peter Weiss

NOTARY PUBLIC

My Commission Expires: 5/2/2022

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY