Karen Johnson Davidson County
Batch# 661193 DEEDWARR
06/21/2021 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $928.70
20210621-0083468

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Eagle Holdings, LLC 1831 12th Avenue South Ste. 109 Nashville, TN 37203	Eagle Holdings, LLC 1831 12th Avenue South Ste. 109 Nashville, TN 37203	072-11-0-223.00-CO

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, **Willie Jim Thompson, Jr. and Yolanda Thompson, as husband and wife, tenancy by the entirety**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eagle Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Part of Lot Nos. 58 and 59 on the Plan of W. J. Myers Subdivision of Lots 5, 8, 9 and Part of Lot No. 12 in Maxey's addition to Brownsville of record in Book 332, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willie Thompson, Jr and Yolanda Thompson, as husband and wife, tenancy by the entirety by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20110722-0056214 Register's Office for Davidson County, Tennessee, dated July 21, 2011 and recorded on July 22, 2011. (Value of consideration shown in aforementioned deed $37,500.00.)

This conveyance is made subject to: (1) Real property taxes for 2021 and all subsequent years, liens not due or payable; (2) All covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property not stated herein & (3) Any state of facts which an accurate survey of said property would show, Register's Office for Davidson County, Tennessee.

Being also known as 1417 Ann Street Nashville, Tennessee 37216.

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 18th day of June, 2021.

Willie Jim Thompson (SEAL)
Willie Jim Thompson, Jr.

Yolanda Thompson (SEAL)
Yolanda Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of June, 2021, before me personally appeared Willie Jim Thompson, Jr. and Yolanda Thompson, 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 18th day of June, 2021.

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 10-12-2024

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 $251,000.00, 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
18th day of June, 2021.

CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 10/2/23
File No. 2021-529

True Copy Certification

I, Matthew Anderson, 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 Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

