Name and Address of New Owner:
Birddog Endeavors, LLC
13005 S 5th Street
Jenks, OK 74037

Send Tax Bills To:
Birddog Endeavors, LLC
13005 S 5th Street
Jenks, OK 74037

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 081-03-4A-012-00

Karen Johnson Davidson County
Batch# 673335 **DEEDWARR**
07/08/2021 11:50:03 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20210708-0092131

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

Land in Davidson County, Tennessee, being Unit No. 12 on the as shown on Exhibit A-1 of the Declaration of Covenants, Conditions, and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, as recorded in Instrument #20170410-0035027, and as amended in Instrument #20180621-0060111, and in Instrument #20180723-0071653, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to DEROSE Properties LLC from Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust U/A Dated July 5, 2017, by Warranty Deed dated March 25, 2021 and recorded April 16, 2021 in Instrument #20210416-0051511, said Register's Office.

Being the same property previously conveyed to Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017, from Domus Builders, LLC by Warranty Deed dated September 27, 2018 and recorded October 3, 2018 in Instrument #20181003-0098239, said Register's Office.

Property more commonly known as 2130 9th Avenue North, Nashille, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-36 CA-21-2130

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 1st day of July, 2021.

SR (SEAL)
DEROSE Properties LLC, a Tennessee Limited Liability Company

STATE OF New York
COUNTY OF Erie

Before me, Tammy L Henry, Notary Public of the state and county mentioned, personally appeared DAVID Derose Sr, 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 President of DEROSE Properties LLC, the within named bargainor, a Limited Liability Company, and that as such DAVID DeRose Sr, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as DeRose Properties LLC

Witness my hand and seal, at office in _____, this 1st day of July, 2021.

Notary Signature
My commission expires: 09-21-2023

TAMMY L. HENRY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HE6330648
Qualified in Genesee County
Commission Expires September 21, 2023

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ NEW York TLH)
COUNTY OF ~~WILLIAMSON~~ Erie TLH)

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 $525,000.00, 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 1st day of July, 2021.

Notary Public
My commission expires: 09-21-2023
File No. QTN-865-2021

TAMMY L. HENRY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HE6330648
Qualified in Genesee County
Commission Expires September 21, 2023