Karen Johnson Davidson County
Batch# 673542 DEEDWARR
07/08/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210708-0092418

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: |
|---|---|---|
| Cameron E. Henry<br>2400 Lloyd Avenue<br>Nashville, TN 37218 | New Owner | 070-05-0-018 |

**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, **Sherlock REI, 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 **Cameron E. Henry, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B, 2402 Lloyd Ave Homes, a Horizontal Property Regime with Private Elements, as established under Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20200901-0099517, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said units.

Being a part of the same property previously conveyed to Sherlock REI, LLC, a Tennessee Limited Liability Company, from Gregorio A. Esquivel, Jr., married, of record in Instrument No. 20200618-0064502 in the Register's Office of Davidson County, Tennessee.

This is Improved Property more commonly known as: _____

This conveyance is made subject to: Real Property taxes for 2021 and all subsequent years, liens not yet due and payable and any and all restrictions, existing roadways, easements and rights-of-way of record.

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 2nd day of July, 2021.

Sherlock REI, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Michael R. Glenn, Member

By: _____(SEAL)
Michael D. Glenn, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amanda S. Young of the state and county mentioned, personally appeared Michael R. Glenn and Michael D. Glenn, 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 Members of Sherlock REI, LLC, the within named bargainor, a Limited Liability Company, and that such Michael R. Glenn & Michael D. Glenn as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 2nd day of July, 2021.

_____
Notary Signature

Printed Name: Amanda S. Young

My commission expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF ~~DAVIDSON~~ Williamson ST )

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 $315,000.00, 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
2nd day of July, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-512

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

# Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/2/2021.

Affiant Signature

7/6/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/6/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON