THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 677668 DEEDWARR
07/15/2021 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20210715-0095388

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
TN Vape and Smoke 370 Wallace Road Nashville, TN 37211	Owner Eyd Toss 3804 Montgomery Way Smyrna, TN 37167	47-03-0B-072.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lacey Cofer**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **TN Vape and Smoke Inc., a Corporation**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain Condominium Apartment located in Davidson County, Tennessee, being Unit No. D-18, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et Seq, as amended Tennessee Code annotated, and as established by Master Deed of record at Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interested in the Common Elements appurtenant to said Unit. as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Patricia J. McBroom, an unmarried woman, by Warranty Deed from Kimberly M. Petkosh, an unmarried woman, of record on November 18, 2016, at Instrument No. 20161118-0122132, Davidson County Register of Deeds. Patricia J. McBroom is now deceased, having died intestate. Her estate is probated in the matter of "THE ESTATE OF PATRICIA JEAN MCBROOM", Probate Court of Davidson County, Tennessee, at Nashville, Case No. 21P630. According to Affidavit of Heirship filed at Instrument No. 20210616-0081333, Davidson County Register of Deeds, Ms. McBroom was unmarried at her death, and only ever bore or adopted three children, who are all adults, namely Thomas Carlisle McBroom, Kimberly Jean Petkosh, and Kenneth Frank McBroom. Further being the same property conveyed to Lacey Cofer, by Warranty Deed from Thomas Carlisle McBroom, Kimberly Carlisle and Kenneth Frank McBroom, the sole heirs of Patricia J. McBroom, an unmarried woman deceased, of record on June 16, 2021, at instrument no. 20210616-0081334, Davidson County Register of Deeds.

This property commonly known as 370 Wallace Road, Nashville, TN 37211.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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.

Witness my hand, this 7th **day of July, 2021:**

Lacey Cofer

STATE OF TENNESSEE

COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lacey Cofer,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of July, 2021:

Notary Public

MIKE STUBBLEFIELD STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

My Commission Expires: 04-22-2025

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$120,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 7th DAY OF July, 2021:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, 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 July 7th, 2021 (date of document).

Date: July 14, 2021

Amanda Minor
Affiant Signature

State of Tennessee)
)
County of Williamson)

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

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON