Name and Address of New Owner:
Lost and Found, LLC
1305 Dickerson Pike
Nashville, TN 37207

Send Tax Bills To:
Bank of Tennessee
165 Indian Lake Blvd, Ste 107
Hendersonville, TN 37075
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-06-0-242

Karen Johnson Davidson County
Batch# 681939 DEEDWARR
07/22/2021 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20210722-0098860

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, **Ryan Paige, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lost and Found, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 and Part of Lot No. 33 and part of a 10-foot alley shown on the Plan of Kenmore Place, of record in Plat Book 332, Page 32, in the Register's Office for Davidson County, Tennessee. Described more fully according to a boundary survey by R. I. Montoya dated July 1, 1987, as follows:

Beginning at an iron pin in the easterly margin of Gallatin Road located 154.04 feet, more or less, north of the intersection of McGavock Pike and Gallatin Pike and marking the southwest corner of Lot No. 3; thence with said margin of Gallatin Road, north 27 degrees 54 minutes 7 seconds east 77.0 feet to an iron pin; thence south 86 degrees 53 minutes 101 seconds east 156.77 feet to an iron pin; thence South 04 degrees 31 minutes 34 seconds west 77.19 feet to a railroad spike; thence north 84 degrees 41 minutes 10 seconds east 188.63 feet (erroneously identified as 188.62 feet in prior deed) to the point of beginning.

Being the same property conveyed to Ryan Paige, a married man, by Warranty Deed from Ronald Pardue and wife, Nancy Sue Pardue, of record in Instrument No. 20170928-0099356 Register's Office for Davidson County, Tennessee, dated September 19, 2017 and recorded on September 28, 2017.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

Being also known as 3104 Gallatin Pike, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 16th day of July, 2021.

_____(SEAL)
Ryan Paige

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Paige, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of July, 2021.

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 10.9.23

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 $520,000.00, 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
19 16th day of July, 2021.
EW

_____
Notary Public
My commission expires: 5-5-2025

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

File No. 2021-1718

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/21/2021 (date ~~of document~~).

Affiant Signature

07/21/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21st day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025