Karen Johnson Davidson County
Batch# 689067 DEEDWARR
08/02/2021 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20210802-0103806

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: |
|---|---|---|
| Brian Edward Blackburn<br>84 Elberta Street<br>Nashville, TN 37210 | Brian Edward Blackburn<br>84 Elberta Street<br>Nashville, TN 37210 | 119-06-0-057.00 |

## 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, **Stor Capital, 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 **Brian Edward Blackburn, an unmarried person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of John Burnes Subdivision of record in Plat Book 6050, Page 93, 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 Stor Capital, LLC, A Tennessee Limited Liability Company by Warranty deed from Music City Holdings, LLC, A Texas Limited Liability Company of record in Instrument No. 20181008-0099540 Register's Office for Davidson County, Tennessee, dated October 01, 2018 and recorded on October 08, 2018. (Value of consideration shown in aforementioned deed $207,000.00.)

Being the same property conveyed to James Richardson by Quitclaim deed from Stor Capital, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20200722-0080620 Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on July 22, 2020. (Value of consideration shown in aforementioned deed $0.00.)

Further being the same property conveyed to Stor Capital, LLC, a Tennessee Limited Liability Company by Quitclaim deed from James Richardson of record in Instrument No. 20210727-0100299, Register's Office for Davidson County, Tennessee, dated July 23, 2021 and recorded on July 27, 2021. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all conditions, covenants, restrictions, easements and planning documents of record and current year's taxes & subsequent years, liens not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 84 Elberta Street Nashville, Tennessee 37210.

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 30th day of July, 2021.

Stor Capital, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
James Richardson, Chief Executive Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amanda S. Young of the state and county mentioned, personally appeared James Richardson, 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 Chief Executive Manager of Stor Capital, LLC, the within named bargainor, a Limited Liability Company, and that such James Richardson as such Chief Executive Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Executive Manager.

Witness my hand and seal, at office in Nashville, this 30th 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 )

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 $291,000.00, 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 30th day of July, 2021.

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2021-625

**TRUE COPY CERTIFICATION**

I, Amanda Young, 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 7/30/21.

Signature 08/02/2021
Date

**State of Tennessee**

**County of Davidson**

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

Sworn to and subscribed to me this 2 day of August, 2021.

Claire H Jenkins
Notary Signature

My commission expires: 10/2/23

