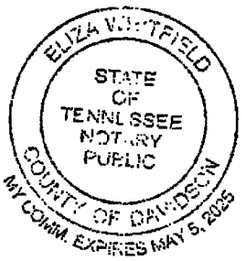
Karen Johnson Davidson County
Batch# 698942 DEEDWARR
08/17/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20210817-0111168

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $595,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 16th day of August, 2021. Eliza Whitfield Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
ACE REALTY INVESTMENTS, LLC	New Owner(s)	083 14 0 211.00
40 Burton Hills Boulevard, Suite 200		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LUCAS CHANEY DREHER AND KALLIE KAY DREHER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ACE REALTY INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Westerly five (5.0) feet of Lot No. 12 and the Easterly 45.0 feet of Lot No. 13 on the Plan of Priest Home Place Subdivision of record in Plat Book 161, Page 102, of the Register's Office for Davidson County, Tennessee.

Said parts of said lots together front 50.0 feet on the Southerly side of Fatherland Street and run back Southwardly between parallel lines, parallel with and at a distance of 110.0 feet from the Westerly margin of 19th Street 150.0 feet to an alley.

Being the same property conveyed to Lucas Chaney Dreher and Kallie Kay Dreher, husband and wife, by Warranty Deed from Christi Granstaff, an unmarried woman, recorded on in Instrument No. 20170123-0007171, in the Register's Office for Davidson County, Tennessee, dated January 19, 2017 and recorded on January 23, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1810 Fatherland Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of August, 2021.

Lucas Chaney Dreher by Kallie Kay Dreher his attorney in fact

Lucas Chaney Dreher by Kallie Kay Dreher, his Attorney-In-Fact

Kallie Kay Dreher

Kallie Kay Dreher

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 Kallie Kay Dreher, personally and as Attorney-In-Fact for Lucas Chaney Dreher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

J. B. Miller

Notary Public

My Commission Expires: 5-2-22



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 08/17/2021 (date ~~of document~~).

Affiant Signature

08/17/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 17th day of August, 2021.

Eliza Whitfield
Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025