Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $186,000.00

Affiant

Subscribed and sworn to before me, this 12 day of Aug 2021.

Notary Public
My commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Karen Johnson
Batch# 700192
08/18/2021 09:49:52 AM
Fees: $13.00 Taxes: $688.20

Davidson County
DEEDWARR
2 pgs

20210818-0111562

Address of New Owner:	Send Tax Bills to:	Tax Information
AmeriCare Properties, LLC 2553 Jordan Ridge Drive Nashville, TN 37217	New Owner	050-06-0-038.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **E.J. Hyde, unmarried man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **AmeriCare Properties, LLC, a Tennessee limited liability company and MKK Family LLC, a Tennessee limited liability company, and IRA Innovations, LLC FBO Account #2602852, an Alabama limited liability company, tenants in common with an undivided equal ownership,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Village by the Creek, Section III, Revised, of record in Book 5200, page 785, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to E. J. Hyde, an unmarried person, by Warranty Deed from Olivia E. Jefferies, an unmarried person, dated November 12, 2008 of record as Instrument No. 20081114-0112628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 3500 Standing Stone, Nashville, TN 37207

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs 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 the 12th day of August, 2021.

E.J. Hyde

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this the 12th day of August, 2021.

Notary Public

My Commission expires: 8.12.21

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MONICA L. BREEDLOVE

FILE NO: 2021087161