Karen Johnson Davidson County
Batch# 711076 DEEDWARR
09/07/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20210907-0119754

Recording requested by:
Ready Signing & Closing Services, LLC
3355 Poplar Avenue
110
Memphis, TN 38111

After Recording Return To:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1000
Nashville, TN 37219

File Number: 2021-2041
Parcel ID: 081-160-0-406.00

Warranty Deed

THIS INDENTURE made and entered into this 1st day of September, 2021 by and between Karl A. Carpenter, a married man parties of the first part, and Soweto LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the Westerly 55 feet of Lot No. 145, as shown on the map entitled the Plan of D.T. McGavock's First Addition, of record in Book 10, pages 606 to 609 inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description. Said Lot No. 145 fronts 55 feet on the northerly side of Jefferson Street and runs back parallel lines 180 feet to the southerly margin of Madison Street.

Being the same property conveyed to KARL A. CARPENTER, by deed from WILKINSON ENTERPRISES, LTD., of record as Instrument No. 20070427-0050163, dated March 29, 2007, said Register's Of Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered except: 2021 Davidson County real property taxes, Being liens not yet due and payable, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written

Karl A. Carpenter

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 1st day of ~~August~~ September, 2021, before me personally appeared Karl A. Carpenter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of ~~August~~ September, 2021.

Notary Signature
My commission expires:

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Property Owner Name and Address:
Soweto and Emmanuel D. Reed
924 Jefferson St
Nashville, TN 37208

Mail Tax Bills To:
Soweto and Emmanuel D. Reed
38 Governors Way
Brentwood, TN 37027
Property Address: 924 Jefferson St, Nashville, TN 37208 Parcel: 081-16-0-406.00

State of Tennessee
County of

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater, is which $~~1,300,000.00~~ amount is equal to or greater than the amount which the property would command at a fair voluntary sale. $1,150,000.00 AAP

Affiant

SUBSCRIBED AND SWORN TO before me this 1st day of ~~August~~ September, 2021

Notary

KIMBERLY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 5-5-25.

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 September 1, 2021 (date of document).

Andrea P. Perry
Affiant Signature

9/2/2021
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 2nd day of September, 2021.

Kimberley J Raymond
Notary's Signature

My Commission Expires: 5/5/25.

