Karen Johnson Davidson County
Batch# 720863 DEEDWARR
09/21/2021 11:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20210921-0126704

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:
Aquilla Sprewell and Jesse Worney, Jr. 2400 Lloyd Avenue Nashville, TN 37218	New Owner	070-05-0G-001.00-CO

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, **Sherlock REI, 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 **Aquilla Sprewell and Jesse Worney, Jr., wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A on the Plan of 2402 Lloyd Ave Homes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 2402 Lloyd Ave Homes, of record in Instrument No. 20200901-0099517, 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 a portion of the same property conveyed to Edward J. Walls and wife, Ella L. Walls by Warranty Deed from Margaret Storey, an unmarried person of record in Book 11273, Page 543, Register's Office for Davidson County, Tennessee, dated December 29, 1998 and recorded on December 30, 1998. (Value or consideration shown in aforementioned deed $46,500.00.)

Edward J. Walls having since died on December 19, 2006, leaving Ella L. Walls, sole surviving tenant by the entirety.

Being a portion of the same property conveyed to Ella L. Walls, widow and Gregorio A. Esquivel, Jr., unmarried, Joint Tenants with Right of Survivorship by Quitclaim Deed from Ella L. Walls, widow of record in Instrument No. 20101027-0086043, Register's Office for Davidson County, Tennessee, dated October 6, 2010 and recorded on October 27, 2010. (Value of consideration shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Sherlock REI, LLC, a Tennessee limited liability company by Warranty Deed from Gregorio A. Esquivel, Jr., married of record in Instrument No. 20200618-0064502 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on June 18, 2020. (Value or consideration as shown in aforementioned deed $250,000.00.)

Ella L. Walls having since died on December 22, 2019, leaving Gregorio A. Esquivel, Jr., sole surviving tenant by the entirety.

This conveyance is subject to all conditions, covenants, restrictions, easements and planning documents of record not stated herein and current year's and subsequent year's real property taxes, a lien not yet due or payable, Register's Office for Davidson County, Tennessee.

Being also known as 2400 Lloyd Avenue, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 10th day of September, 2021.

Sherlock REI, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Michael D. Glenn, II, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Amanda S. Young of the state and county mentioned, personally appeared Michael D. Glenn, II, 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 Authorized Signor of Sherlock REI, LLC, the within named bargainor, a Limited Liability Company, and that such Michael D. Glenn, II as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Nashville, this 10th day of September, 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~~ Williamson BS)

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 $315,000.00, 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
~~10th~~ 14th BS day of September, 2021.

Notary Public
My commission expires: 3/7/22
File No. 2021-685

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Nick Harris**, 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 9-10-21.

Affiant Signature

9-10-21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of September, 2021.

Notary's Signature

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/7/22
Date