Name and Address of New Owner:
Taeid Properties LLC
504 Yokley Road
Nashville, TN 37207

Send Tax Bills To:
Taeid Properties LLC
504 Yokley Road
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 723064 DEEDWARR
09/24/2021 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210924-0128284

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 07101002300

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, **Cynthia R. Jarrett and Joseph Garr**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto T**aeid Properties, LLC, a Tennessee limited liability company** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Being all of lot 1 on the plat entitled "Yokley Subdivision, Yokley Road @ Old Matthews Road" of record in Book 11190 Page 137, in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Cynthia R. Jarrett and Joseph Garr by Special Warranty Deed from Vanderbilt Mortgage and Finance, Inc., recorded on June 14, 1999, of record in Book 11527, Page 278, as corrected in Book 11564, Page 200, Register's Office for Davidson County, TN.

This is improved property known as 504 Yokley Rd., Nashville, TN 37207.

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 10th day of September, 2021.

_____(SEAL)
Cynthia R. Jarrett

_____(SEAL)
Joseph Garr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2021, before me personally appeared Cynthia R. Jarrett and Joseph Garr, 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 10th day of September, 2021.

LEAH MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2025

_____
Notary Signature
My commission expires:

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 $250,000.00, 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 day of September, 2021.

LEAH MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-06-2025

_____
Notary Public
My commission expires:_____
File No. 2021-2997

202109240128284

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/10/21 (date of document).

Jennifer L. Pennell

9/10/21
Date

State of Tennessee
County of Williamson

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

Katherine Warren
Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal
KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022