Karen Johnson Davidson County
Batch# 728107 DEEDWARR
09/30/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20210930-0131850

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:
Poplar Creek Properties, LLC 6339 Charlotte Pike #1118 Nashville, TN 37209	Poplar Creek Properties, LLC 6339 Charlotte Pike #1118 Nashville, TN 37209	104-06-0A-028.00-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, **Walker Casey Reed, married** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Poplar Creek Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Apartment No. 404 of the Continental Condominiums, as shown by plat and survey of record in Plat Book 5200, page 399, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to W. Casey Reed by Substitute Trustee's deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20010531-0056397 Register's Office for Davidson County, Tennessee, dated May 22, 2001 and recorded on May 31, 2001.

Being the same property conveyed to Walker Casey Reed by Quitclaim deed from Stephanie Marie Mouton Reed of record in Instrument No. 20111109-0087775 Register's Office for Davidson County, Tennessee, dated July 15, 2011 and recorded on November 09, 2011.

This conveyance is subject to all conditions, covenants, restrictions, easements and planning documents of record not stated herein & 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 3415 West End Avenue #404 Nashville, Tennessee 37203.

Grantor and wife never resided at this property.

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 27th day of September, 2021.

Walker Casey Reed (SEAL)
Walker Casey Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of September, 2021, before me personally appeared Walker Casey Reed, 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 27th day of September, 2021.

Notary Signature
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)

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 $210,000.00, 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
27th day of September, 2021.

Claire H. Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2021-720

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Taylor Anderson, 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 9/27/21.

Taylor Anderson 9/28/2021

Signature Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire H Jenkins, a notary public for this county and state, Taylor Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 28 day of September, 2021.

Claire Jenkins

Notary Signature

My commission expires: 10/2/23

