Karen Johnson Davidson County
Batch# 729387 DEEDWARR
10/04/2021 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20211004-0133175

Name and Address of New Owner:
ONEDAJOY, LLC, a Florida limited liability company
3916 Baxter Avenue
Nashville, TN 37216

Send Tax Bills To:
ONEDAJOY, LLC, a Florida limited liability company
711 Lenox Ave
Miami Beach, FL 33139

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

Map & Parcel No: 61 15 42.00

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, **Anthony Todd Sesler, an unmarried person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ONEDAJOY, LLC, a Florida limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY ONE-HALF OF LOT NO. 23 ON THE MAP OF MAPLEWOOD HOME TRACT, OF RECORD IN BOOK 421, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

SAID PART OF SAID LOT NO. 23 FRONTS 50 FEET ON THE EASTERLY SIDE OF BAXTER AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 225 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY TODD SESLER, AN UNMARRIED PERSON, BY WARRANTY DEED FROM TINEY LEE ELROD, AN UNMARRIED PERSON, RECORDED ON DECEMBER 8, 1993, OF RECORD IN BOOK 9179, PAGE 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3916 BAXTER AVE., NASHVILLE, TN 37216.

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 29th day of September, 2021.

9-29-21
(SEAL)
Anthony Todd Sesler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2021, before me personally appeared Anthony Todd Sesler, 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 29th day of September, 2021.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 3/3/25

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 $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats
(Affiant)

Sworn to and subscribed before me this 29th day of September, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2025

Eliza Whitfield
Notary Public
My commission expires: 5-5-2025
File No. 2021-3377

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/01/2021 (date of document).

Affiant Signature

10/01/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 1st day of October, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
NOTARY SEAL
MY COMM. EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025