Name and Address of New Owner:
Jeffrey Michael Jarvis
1411 Kirkland Avenue
Nashville, TN 37216

Send Tax Bills To:
DAS Acquisition Company, LLC
12140 Woodcrest Executive, Ste. 150
St. Louis, MO 63141

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 072-07-0-113.00

Karen Johnson Davidson County
Batch# 731705 DEEDWARR
10/08/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20211008-0135252

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, **Erin Celeste Parker, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeffrey Michael Jarvis, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 14, L.A. Warren's Re-subdivision of Block C, R.M. Dudley's Subdivision of record in Book 843, page 102, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Tract 2
A tract of land in Nashville, Davidson County, Tennessee, being located in the southwestern quadrant of the intersection of Riverside Drive (80'), and Kirland Avenue (50'), and being more particularly described as follows:

Beginning at a point in the westerly margin of Riverside Drive and the southerly margin of Kirkland Avenue, and being the northeasterly corner of Lot 4 of the L.A. Warren's Re-subdivision of Block C, R.M. Dudley's Subdivision, as evidenced in Book 843, page 102, Register's Office for said County; thence with the southerly margin of Kirkland Avenue in the westerly direction a distance of 488.5 feet to an iron pin, being the most northeasterly corner of Michael F. Tune, et ux property, as evidenced in Book 7085, page 291, Register's Office for said County; thence in a southerly direction South 11 degrees, 18 minutes, 08 seconds East, a distance of 188.2 feet to an iron pin in the northerly line of said tract, and the Michael F. Tune, et ux property, to the true point of beginning; thence severing the lands of Patrick S. Long, et ux, as evidenced in Book 5545, page 37, Register's Office for said County, South 11 degrees, 18 minutes, 08 seconds East, a distance of 27.30 feet to an iron pin; thence South 80 degrees, 29 minutes, 26 seconds West a distance of 50.02 feet to an iron pin; thence North 11 degrees, 18 minutes, 08 seconds West a distance of 41.50 feet to an iron pin in the southerly line of said Tune tract; thence with said southerly line, South 83 degrees, 48 minutes, 08 seconds East, a distance of 52.43 feet to the point of beginning, and containing 1,719.99 square feet, or 0.0395 acres, more or less.

Being the same property conveyed to Erin Celeste Parker, unmarried, from Berrylin R. Martin, married, by Warranty Deed dated July 20, 2015 and recorded July 23, 2015 in Instrument #20150723-0072244, said Register's Office.

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 4th day of October, 2021.

_____(SEAL)
Erin Celeste Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of October, 2021, before me personally appeared Erin Celeste Parker, 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 4th day of October, 2021.

_____
Notary Signature
My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

AFFIDAVIT OF VALUE

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 $381,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of October, 2021.

_____
Notary Signature
My commission expires: 5.14.2025

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 10-4-2021.

Affiant
Date: October 6, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6 day of October, 2021.

Notary Public

My Commission Expires: 11/5/2024

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY