Name and Address of New Owner:
Blake Chaffin
1400 Rosa L. Parks Blvd. #309
Nashville, TN 37208

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 737132 DEEDWARR
10/15/2021 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20211015-0138636

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 103080A03900CO

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, **Pinnacle Home Properties, LLC, Series A of Pinnacle Home Properties, LLC, Series B of Pinnacle Home Properties**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Blake Chaffin, as his sole and separate property**, "the Grantee," the following described real estate in Davidson County, Tennessee:

> Being Unit No. B-305, on the plan of Westlawn Green of record in Plat Book Page 24, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jean M. Grissim, Trustee under the Jean M. Grissim Revocable Living Trust Agreement by deed from Jean Grissim, an unmarried woman, by deed of record in Instrument No. 201604280041564, dated April 21, 2016, and recorded April 28, 2016, in the Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Pinnacle Home Properties, LLC by Deed from Jean M. Grissim, Trustee under the Jean M. Grissim Revocable Living Trust Agreement on April 15, 2021, of record in Instrument No. 202104190052196 and Instrument No. 202107020090212, in the Register of Deeds Office for Davidson County, Tennessee.
>
> Series A and B of Pinnacle Home Properites, LLC hereby join in to convey any and all interest in the subject property along with any subsidiary and/or parent company of Pinnacle Home Properties, LLC.
>
> This is improved property known as 4425 Westlawn Dr., Apt. B-305, Nashville, TN 37209.

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 13th day of October, 2021.

Pinnacle Home Properties, LLC

By: Jean Grissim, Sole Member
Jean Grissim, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jean Grissim, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged him/herself to be the Sole Member of Pinnacle Home Properties, LLC, the within named bargainor, and s/he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Pinnacle Home Properties, LLC, by him/herself as Sole Member.

Witness my hand, at office, this 13th day of October, 2021.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3-8-22

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 $229,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of October, 2021.

NIRAJ VANMALI STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3-8-22

Tennessee Certification of Electronic Document

I, John A. Bell Jr., 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 OCT 13, 2021 (date of document).

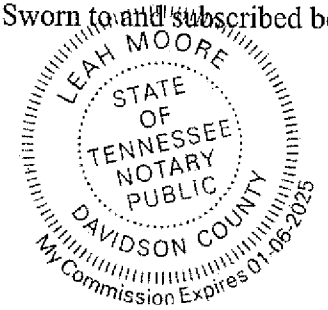
Jayme Sulan
Affiant Signature

OCT 13, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13 day of OCT, 2021.



Leah Moore
Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL