Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BeLAM-21-1216

Karen Johnson Davidson County
Batch# 740354 DEEDWARR
10/20/2021 02:20:04 PM 3 pgs
Fees: $18.00 Taxes: $978.65

20211020-0141040

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:
Miranda Jones Riley 1216 Timber Valley Dr Nashville, TN 37214	new owner	108-12-0-170.00

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, **Poplar Creek Properties, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Miranda Jones Riley,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 111-B, Zone Lot Division lots 110, 111, 112 and 113, East Lake Subdivision, Section Four, of record in Plat Book 5800, Page 245, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lelia M. Henderson, an unmarried by Cash deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington D.C of record in Book 7443, page 895, Register's Office for Davidson County, Tennessee, dated December 29, 1987 and recorded on January 06, 1988.

Being the same property conveyed to Poplar Creek Properties, LLC a Tennessee Limited Liability Company by Warranty deed from Lelia M. Henderson, an unmarried woman of record in Instrument No. 20210408-0046700 Register's Office for Davidson County, Tennessee, dated April 06, 2021 and recorded on April 08, 2021.

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, Register's Office for Davidson County, Tennessee.

Being also known as 1216 Timber Valley Drive Nashville, Tennessee 37214.

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 13 day of October, 2021.

Poplar Creek Properties, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Chris E. Meadors, Sole Member

STATE OF _____
COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared Chris E. Meadors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Poplar Creek Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Chris E. Meadors as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in _____, this ____ day of October, 2021.

_____
Notary Signature

See attached

Printed Name:_____

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 $264,500.00, 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 14th day of October, 2021.

_____
Notary Public
My commission expires: 07/09/24
File No. 2021-722

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Napa)

On 10/13/2021 before me, L. Tschida,

Notary Public personally appeared Chris E. Meadors

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE L. Tschida

L. TSCHIDA
COMM. # 2290553
NOTARY PUBLIC •CALIFORNIA
NAPA COUNTY
Comm. Exp. JUNE 26, 2023