BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Name and Address of New Owner:
James Ed Rice, Jr
P.O. Box 207
Smithville, TN 37166

Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 742116 DEEDWARR
10/25/2021 08:35:43 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00



20211025-0142625

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 117-12-0-044.00

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, **Kenneth M. Brown and wife, Jessica Brown as tenants by the entireties**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Ed Rice, Jr., Trustee of the AAR JER Property Trust 101 UAD January 29, 2021,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27 on the Final Plan of Hawthorne Subdivision, of record in Book 1424, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 70 feet on the southerly margin of Clifton Lane or Avenue and extends back 188.8 feet on the westerly line and 179 feet on the easterly line to a dead line in the rear, measuring 70.7 feet thereon.

Being the same property conveyed to Kenneth M. Brown, married, by Special Warranty Deed from Firstar Bank Milwaukee, as Trustee for the Registered Holders of Salomon Brothers Mortgage Securities VII, Inc., New Century Asset-Backed Floating Rate Certificates Series 1998-NC5, of record in Instrument No. 20020214-0019664 Register's Office for Davidson County, Tennessee, dated February 04, 2002 and recorded on February 14, 2002. (Value of consideration shown in aforementioned deed $135,000.00.)

Being the same property conveyed to Kenneth M. Brown and wife, Jessica Brown as tenants by the entireties, by Warranty Deed from Kenneth M. Brown, of record in Instrument No. 20100316-0019817 Register's Office for Davidson County, Tennessee, dated March 03, 2010 and recorded on March 16, 2010. (Value of consideration shown in aforementioned deed $0.)

Being also known as 1411 Clifton Lane, Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the

lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of October, 2021.

Kenneth M. Brown (SEAL)

Jessica Brown (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth M. Brown and Jessica Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

Witness my hand and seal this 22nd day of October, 2021.

Notary Public
My commission expires: 5-5-2025

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 $460,000.00, 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
22nd day of October, 2021.

Notary Public
My commission expires:_____

File No. ST-21-305

DAWN MICHELLE OSBORNE — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY — My Commission Expires 04-23-2025