Karen Johnson Davidson County
Batch# 754136 DEEDWARR
11/12/2021 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $3,696.30
20211112-0151145

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:
Value Thrift Holdings, LLC 3250 Dickerson Pike, Ste 114 Nashville, TN 37207	New Owner	060-16-0-007

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, **Helen Ann Alexander, Linda Carol Webb, and Deborah Sue Taylor Hall**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Value Thrift Holdings, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lots Nos. 5 and 6 on the Map of Capitol View Subdivision, as of record in Book 974, Pages 52 and 53, Register's Office for said County.

Being the same property conveyed to Grady W. Taylor and Jewell Witcher Taylor, husband and wife, by deed dated August 7, 1973, and recorded August 30, 1973, from Union Oil Company of California, a California corporation, of record in Book 4742, page 402, and being further conveyed to Helen Ann Taylor Alexander (1/3 interest), Linda Carol Taylor Webb (1/3 interest) and Deborah Sue Taylor Hall (1/3 interest), by Affidavit of Heirship dated August 21, 2019, and recorded September 6, 2019, from Jewell Smith Taylor, unmarried widow, decedent, of record in Instrument Number 20190906-0090083, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all conditions, covenants, restrictions, easements & planning documents of record not stated herein, current year's real property taxes, a lien now due & payable and all subsequent year's real property taxes, a lien not yet due or payable, Register's Office for Davidson County, Tennessee.
Subject Property not the homestead for grantors.
Property Address: 2803 Dickerson Pike Nashville, TN 37207.

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 1st day of November, 2021.

(SEAL)
Helen Ann Alexander

(SEAL)
Linda Carol Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2021, before me personally appeared Helen Ann Alexander, Linda Carol Webb and Deborah Sue Taylor Hall, 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 1st day of November, 2021.

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 10/12/2024

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 $999,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AMANDA S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affiant)

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

Notary Public
My commission expires: 10/12/2024
File No. 2021-599

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of November, 2021.

Deborah Sue Taylor Hall (SEAL)
3:42pm

STATE OF OK
COUNTY OF ROGERS

On this 1st day of November, 2021, before me personally appeared Helen Ann Alexander, Linda Carol Webb and Deborah Sue Taylor Hall, 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 1st day of November, 2021.

Notary Signature
My commission expires: 9-26-22

Notary Public Oklahoma
OFFICIAL SEAL
PRISSI KLEPCZYK
Comm. #06009425

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 $999,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Notary Public
My Comm expires: 10/12/2024

Tennessee Certification of Electronic Document

I, Kristina Bagwell, 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 11/01/2021 (date of document).

Affiant Signature

11/01/2021
Date

State of TENNESSEE

County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: 10-12-2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY