Name and Address of New Owner:
Todd Sheffer
2429 Batavia Street
Nashville, TN 37208

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-21102289

Map and Parcel: 092 06 0 643.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Property Buyz, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Todd Sheffer**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 30 on the Plan of G. W. Ashcraft's Subdivision of Lot No. 11 of the Boyd McNairy Tract, according to survey and plat of same appearing of record in Book 57, page 59, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Lorenzo Wright by Quitclaim Deed filed for record on August 30, 2013 in Instrument Number 20130830-0091920, of the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Property Buyz, LLC, a Tennessee Limited Liability Company by Warranty Deed filed for record on August 18, 2020 in Instrument Number 20200818-0092818, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following All matters as set forth per Book 57, page 59, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2429 Batavia Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Karen Johnson Davidson County
Batch# 772453 **DEEDWARR**
12/13/2021 09:40:13 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20211213-0164482

WITNESS our hand this 24th day of November, 2021.

Property Buyz LLC

BY: _____
Donald Shane Beard
Member

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Donald Shane Beard, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Member of Property Buyz, LLC and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and seal this 24th of November, 2021.

_____
Notary Public
My Commission Expires: 4-17-23

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00.

_____
Affiant Signature

Subscribed and sworn to before me, this 24th day of November, 2021.

Nichols
State of Tennessee Notary Public
Williamson County

_____
Notary Public
My Commission Expires: 10-24-2023