RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-4209-2021

Karen Johnson Davidson County
Batch# 774200 DEEDWARR
12/15/2021 12:17:57 PM 29 pgs
Fees: $148.00 Taxes: $703.00

20211215-0165733

WARRANTY DEED

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2021.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hummingbird Investments, LLC 1071 2nd Avenue South Nashville, TN 37210	Same address as new owner	105-04-0-100.00

This Deed is to be effective on December 10, 2021.

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Thousand and 00/100 Dollars ($190,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **THE HEIRS AT LAW OF ANNIE SALES** and **JOHN L. SALES, JR** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **HUMMINGBIRD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot No. 4 of the plat in the Old Fair Ground, as recorded in Book 21, page 116, Register's Office of Davidson County, Tennessee.

Commencing at a point 50 feet east from the corner on North Hill Street, running thence east 50 feet; thence with parallel lines northward 161 feet 4 inches to an alley, with 50 feet on the alley between said parallel lines.

Being the same property conveyed to John L. Sales, Jr. from John L. Sales, by Quitclaim Deed dated 02/01/1982 and recorded 03/09/1982 in Book 5859, page 430, Register's Office of said County (as to ½ interest)

Being the same property conveyed to Annie Sales and son John L. Sales from Sam Garfinkle and wife Eva R. Garfinkle, by Installment Deed dated 11/29/1950 and recorded 12/11/1950 in Book 1913, page 270, Register's Office of said County. Annie Sales died intestate on November 16, 1963, a resident of Davidson County, Tennessee,

survived by the following heirs: Walker Sales, Dora M. Ragland, Velma M. Foster, Annie Jesnette Radford, David Sales, Theodore Sales, Eacil Sales, Eura Sales, Mildred Turner, John L. Sales, Jr. James Sales, Yolanda Brown, Ronnie Sales, Ricky Sales, Milton Antwan Sales, KeShawna Sales, Keithia Sales, Shirley Edmondson, Willie Sales, Michael Sales, Antonn Andrews, Yolanda Elam, Tracy Sales, Stacy Sales, Felix Sales, III, and Cassandra Wilson Sales, as evidenced by Affidavits of Heirship recorded simultaneously herewith.

This conveyance is made subject to all matters as shown on plat of record in Book 21, page 116; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, as dated below.

GRANTOR:

John L. Sales, Jr, individually and as heir at law of Annie Sales

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, John L. Sales, Jr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of NOV, 2021.

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

GRANTOR:

Walker Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Walker Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of November, 2021.

Notary Public

Chandra Sales-Taylor
Printed Notary Name

My commission expires: September 2, 2024

CHANDRA SALES-TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 2, 2024

GRANTOR:

Dora Ragland

Dora Ragland

MICHELLE BROWN NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Madison

Personally appeared before me, a Notary Public, Dora Ragland , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 20 day of November, 2021.

Michelle Brown
Notary Public

Michelle Brown
Printed Notary Name

My commission expires: 06/23/2025

GRANTOR:

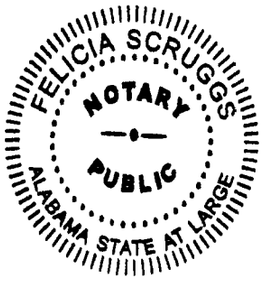
Velma M. Foster

Velma M. Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Velma M. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of November, 2021.



Felicia Scruggs
Notary Public

Felicia Scruggs
Printed Notary Name

MY COMMISSION EXPIRES 08/28/2023
My commission expires: _____

GRANTOR:

Annie Jesnette Radford

Annie Jesnette Radford NOV 19, 2021

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Madison .

Personally appeared before me, a Notary Public, Annie Jesnette Radford , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of November, 2021.

TAIWO ALEGBE NOTARY PUBLIC My Commission Expires 01-22-2024 ALABAMA STATE AT LARGE

Notary Public

Taiwo Alegbe
Printed Notary Name

My commission expires: 01-22-2024

GRANTOR:

David Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22ND day of November, 2021.



Notary Public

Wanda Baker
Printed Notary Name

My commission expires: My Commission Expires 04/05/2022

GRANTOR:

Theodore Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Theodore Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of November, 20 21

SYLVIA J. BROWN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires Nov. 30, 2022
Acting in the County of OAKLAND

Notary Public

SYLVIA J. Brown
Printed Notary Name

My commission expires: 11/30/2022

GRANTOR:

Eacil Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Eacil Sales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

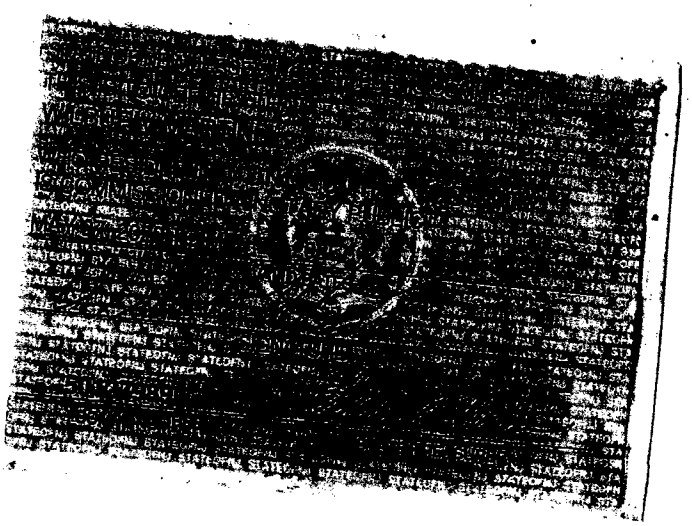
WITNESS my hand and seal, this the 20 day of NOV, 2021.

WILBUR V. MARTIN
Notary Public Of New Jersey
My Commission Expires ~~Oct. 02, 2000~~
My Commission Expires ~~Oct. 02, 2000~~
MAY 27, 2025

Notary Public

Wilbur V. MARTIN
Printed Notary Name

My commission expires: MAY 27, 2025



GRANTOR:

Eura Sales

Eura Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Eura Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of November, 2021.



Felicia Scruggs
Notary Public

Felicia Scruggs
Printed Notary Name

My commission expires: MY COMMISSION EXPIRES 08/28/2023

GRANTOR:

Mildred Turner

Mildred Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Mildred Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of November, 2021.

Amy W Jones
Notary Public

Amy W Jones
Printed Notary Name

My commission expires: 5/13/2024



GRANTOR:

James Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of November, 2021.

CASCEY PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Cascey Parker
Printed Notary Name

My commission expires: 3-08-2022

GRANTOR:

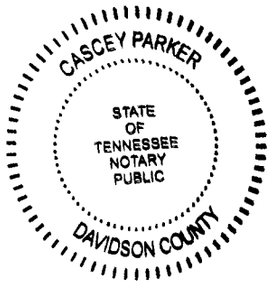
Yolanda Brown

Yolanda Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Yolanda Brown , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of November, 2021.



Cascey Parker

Notary Public

Cascey Parker

Printed Notary Name

My commission expires: 3-8-2022

GRANTOR:

Ronnie Sales

Ronnie Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ronnie Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of Nov, 2021.

J Henry Sherrell

Notary Public

J Henry Sherrell

Printed Notary Name

My commission expires: 3-8-22

J. HENRY SHERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

GRANTOR:

Ricky Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ricky Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of November, 2021.

Notary Public

Eric Love

Printed Notary Name

My commission expires: July 24 2023

ERIC LOVE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTOR:

Milton Antwan Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Milton Antwan Sales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 3rd day of December, 2021.

Notary Public

Lynette Gavins
Printed Notary Name

My commission expires: 7-29-24

LYNETTE GAVINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-29-2024

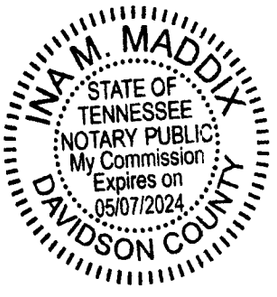
GRANTOR:

KeShawna Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, KeShawna Sales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of NOVEMBER, 2021.



Notary Public

Ina M. Maddix
Printed Notary Name

My commission expires: MAY 7, 2024

GRANTOR:

Keithia Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Keithia Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of November, 2021.

JASMINE TROXLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Jasmine Troxler
Printed Notary Name

My commission expires: My Commission Expires March 6, 2024

GRANTOR:

Shirley Edmondson

Shirley Edmondson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Shirley Edmondson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22 day of November, 2021.

Notary Public

Patrick McNeill

Printed Notary Name

My commission expires: Jan 3rd 2022

GRANTOR:

Willie Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Willie Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of November, 2021.

Notary Public

Geri Denhertog
Printed Notary Name

My commission expires: 3/1/2023

GERI DENHERTOG
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

GRANTOR:

Michael Sales

Michael Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Michael Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of November, 2021.

Casey Parker

Notary Public

CASCEY PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Casey Parker

Printed Notary Name

My commission expires: 3-8-2022

GRANTOR:

Antonn Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Antonn Andrews , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of ~~23~~ Nov, 2021.

CATHERINE CARMACK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

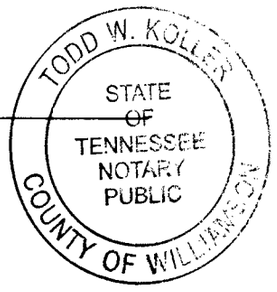
Catherine Carmack
Notary Public

Catherine Carmack
Printed Notary Name

My commission expires: 7/22/25

GRANTOR:

Yolanda Elam



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Yolanda Elam , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of November, 2021.

Notary Public

Todd W. Koller

Printed Notary Name

My commission expires: 11.27.2021

GRANTOR:

~~Tracy~~ Sales
Tracy Sales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Tracy Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23 day of November, 2021.

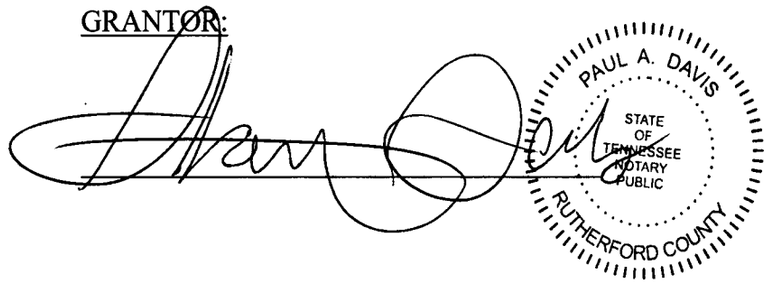
Notary Public

Mark Howard
Printed Notary Name

My commission expires: 10-26-2023



GRANTOR:



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Stacy Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of Nov, 2021.

Notary Public

Paul A Davis
Printed Notary Name

My commission expires: 3/19/23

GRANTOR:

Felix Sales, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Felix Sales, III , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of November, 2021.

Notary Public

Jennifer S. Hayes
Printed Notary Name

My commission expires: Feb 19, 2024

JENNIFER S. HAYES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires Feb. 19, 2024

GRANTOR:

Cassandra Wilson Sales

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson sp

Personally appeared before me, a Notary Public, Cassandra Wilson Sales , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of Nov, 2021.

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022