Karen Johnson Davidson County
Batch# 774962 DEEDWARR
12/16/2021 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20211216-0166442

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7061

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~Williamson~~ Saline

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

OFFICIAL SEAL
JULIE CAMPBELL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires DEC 1, 2024

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of December, 2021

Notary Public

Commission Expires: 12-1-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Build Trust Construction, LLC 1727 Nassau Street Nashville, TN 37208	Loan Ranger Capital Investments REIT, LLC 1800 East 4th Street Ste 170 Austin, TX 78702	081-08-0-336.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Stanley Hewell, a married man and Jefferson Hewell, an unmarried man,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Build Trust Construction, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT 2 ON THE PLAN OF W. S. SETTLES SUBDIVISION IN NORTH NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 2 FRONTS 50 FEET ON THE WESTERLY SIDE OF NASOAU STREET, AND RUNS BACK BETWEEN PARALLEL LINES 155 FEET TO JENKINS STREET.

Being the same property conveyed to Thomas M. Hewell and wife, Gertrude T. Hewell by deed from Annie Leath McNeese, a widow of record in Book 1281, page 454, Register's Office for Davidson County, Tennessee, dated April 10, 1944 and recorded on April 26, 1944. The said Thomas Malcolm Hewell died on or about March 15, 1958, leaving Gertrude T. Hewell vested as the surviving tenant by the entirety. The said Gertrude T. Hewell died a widow on or about December 21, 1963. The said Thomas Malcolm Hewell died on or about March 15, 1958, leaving Gertrude T. Hewell vested as the surviving tenant by the entirety.

The said Gertrude T. Hewell died a widow on or about December 21, 1963. Reference is made to the Affidavit of Heirship for Gertrude T. Hewell that names her son, Gordon D. Hewell, as her heir of record in Boo202112160166437, said Register's Office.

The said Gordon D. Hewell died divorced on or about September 6, 1993. Reference is made to the Affidavit of Heirship for Gordon D. Hewell that names, his children, Labresska Hewell and Thomas Hewell, as his heirs of record in Book____202112160166438 Page_____, said Register's Office.

The said Labresska Hewell died unmarried and intestate on or about December 28, 2009. Reference is made to the Affidavit of Heirship for Labresska Hewell that names her brother, Thomas Hewell, as her heir of record in Boo202112160166440 said Register's Office.

The said Thomas Hewell died unmarried and intestate on or about 9/24/2021. Reference is made to the Affidavit of Heirship for Thomas Hewell that names his sons, Stanley Hewell and Jefferson Hewell, as his heirs of record in Book__202112160166439id Register's Office.

Madyson Moore is hereby joing in on the conveyance of this document to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1727 Nassau 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 1st day of December, 2021.

The Estate of Gertrude T. Hewell

By: _____
Stanley Hewell

By: _____
Jefferson Hewell, by Stanley Hewell, his/her Attorney-In-Fact

By: _____
Madyson Moore

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~WILLIAMSON~~ Saline

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Madyson Moore and Stanley Hewell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~ Harrisburg, IL this 1st day of December, 2021.

OFFICIAL SEAL
JULIE CAMPBELL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires DEC 1, 2024

_____
Notary Public
My Commission Expires: 12-1-2024

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~WILLIAMSON~~ Saline

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Stanley Hewell as Attorney in Fact for Jefferson Hewell, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he/she executed the foregoing instrument as his/her free act and deed and as the free act and deed of the said Jefferson Hewell, for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~ Harrisburg, IL this 1st day of December, 2021.

OFFICIAL SEAL
JULIE CAMPBELL
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires DEC 1, 2024

_____
Notary Public
My Commission Expires: 12-1-2024

Certificate of Authenticity

I, **Joshua A. Terry**, 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 12/1/21.

Affiant Signature

12/13/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/13/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON