Name and Address of New Owner:
Quality First Investments, LLC
128 Quinn Circle
Nashville, TN 37210

Send Tax Bills To:
same

Karen Johnson Davidson County
Batch# 775026 DEEDWARR
12/16/2021 01:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20211216-0166523

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 09510000100

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, **Betty Darlene Larson, and Patricia Ann Wiggins, as joint tenants with the right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Quality First Investments, a Tennessee Limited Liability Company** , "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING ALL OF LOT 3, ON THE PLAN OF NOR MOORE, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN BOOK 2133, PAGE 54 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEGINNING ON THE NORTHEASTERLY MARGIN OF QUINN CIRCLE AT THE CORNER OF LOT NOS. 2 AND 2; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, NORTHEASTWARDLY 270 FEET TO THE CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN TWO LOTS SOUTHWARDLY 266.3 FEET TO THE NORTHERLY MARGIN OF QUINN COURT; THENCE WITH SAID COURT WESTWARDLY 111 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHWESTERLY DIRECTION 39.3 FEET TO THE NORTHEASTERLY MARGIN OF QUINN CIRCLE; THENCE WITH SAID CIRCLE NORTHWESTWARDLY 171 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BETTY DARLENE LARSON, A SINGLE WOMAN, AND PATRICIA ANN WIGGINS, A SINGLE WOMAN, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY EXECUTRIX DEED FROM PATRICIA ANN WIGGINS, EXECUTRIX OF THE ESTATE OF JAMES LEE BELCHER, RECORDEDN ON JANUARY 27, 2021, OF RECORD IN INSTRUMENT NO. 20210127-0011791, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

BEING THE SAME PROPERTY CONVEYED TO JAMES LEE BELCHER AND WIFE, PATRICIA ANN BELCHER, BY WARRANTY DEED RECORDED IN BOOK 2449, PAGE 314, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID PATRICIA ANN BELCHER PASSED AWAY ON APRIL 10, 2013, THEREBY TITLE VESTING SOLELY IN JAMES LEE BELCHER AS A MATTER OF LAW. THE SAID JAMES LEE BELCHER PASSED AWAY ON NOVEMBER 20, 2019, NAMING AS HIS SOLE HEIR, BETTY DARLENE LARSON AND NAMING PATRICIA ANN WIGGINS AS EXECUTRIX OF HIS ESTATE, PURSUANT TO LAST WILL & TESTAMENT OF JAMES LEE BELCHER.

THIS IS IMPROVED PROPERTY KNOWN AS 128 QUINN CIRCLE, NASHVILLE, TN 37210.

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 6th day of December, 2021.

Patricia Ann Wiggins (SEAL)

Betty Darlene Larson (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2021, before me personally appeared Patricia Ann Wiggins and Betty Darlene Larson, 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 6th day of December, 2021.

Notary Signature
My commission expires: 1/6/25

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

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 $360,000.00, 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
6th day of December, 2021.

Notary Public
My commission expires: 1/6/25
File No. 2021-3914-BT

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 12-6-21 (date of document).

Affiant Signature

12-8-21
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of Dec, 2021.

Notary's Signature

NOTARY'S SEAL

TERESA TIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

MY COMMISSION EXPIRES: 1/6/25