Name and Address of New Owner:
Daniel Seay, DMD, RE Holdings, LLC
4933 Jonquil Drive
Nashville, TN, 37211

Karen Johnson Davidson County
Batch# 793820 DEEDWARR
01/21/2022 10:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20220121-0008068

Send Tax Bills To:
Daniel Seay, DMD, RE Holdings, LLC
4933 Jonquil Drive
Nashville, TN, 37211

This Instrument Prepared By:
Brock Baker
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 147-04-0-095.00

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, **Kenneth D. Ryan and Valerie M. Ryan, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Seay, DMD, RE Holdings, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 15 and Reserve Parcel B, as shown on the Plan of Law Commercial Subdivision, of record in Book 6050, page 128, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth D. Ryan and wife, Valerie M. Ryan, from Virginia S. Cook, a widow, by Warranty Deed dated July 1, 1989 and recorded July 17, 1989 in Book 7890, page 346, said Register's Office.

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 3rd day of January, 2022.

(SEAL)
Kenneth D. Ryan

(SEAL)
Valerie M. Ryan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of January, 2022, before me personally appeared Kenneth D. Ryan and Valerie M. Ryan, 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 3rd day of January, 2022.

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

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 $495,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

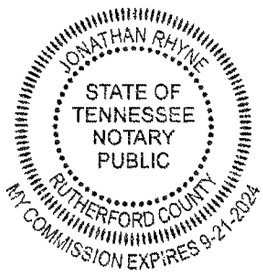
Kenneth D. Ryan

Valerie M. Ryan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3rd day of January, 2022.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/3/22 (date of document).

Jennifer L. Pennell

1/3/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 3 day of JANUARY, ~~2021.~~ 2022

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD Exp. 4-13-2022