Karen Johnson Davidson County
Batch# 803016 DEEDWARR
02/09/2022 04:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20220209-0015306

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	ClearEdge Title Inc 2605 Enterprise Rd E Suite 270 Clearwater FL 33759	EKRE of TN LLC 111 W. 33rd Street #1901 New York, NY 10120

Order Number: C-TN841461

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Debra L. Roan, a single person**, for THREE HUNDRED THIRTY THOUSAND Dollars and 0/100 ($330,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **EKRE of TN LLC, a(n) Delaware Limited Liability Company**, whose address is 111 W. 33rd Street #1901, New York, NY 10120, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 4, on the Plan of Ellis Estates, Section Two, as shown on plat of record in Plat Book 6900, Page 467, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 072-07-0-349.00
Street address of property: 1312 Love Joy Court, Nashville, TN 37216

Prior Instrument References by which Grantor(s) acquired title: Instrument 20051121-0139995 in the Register's Office, Davidson County, Tennessee.

Signed this 14 day of January, 2022.

Signature of Grantor(s):

Debra L Roan

Debra L. Roan

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 14th day of January, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Debra L. Roan, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My Comm Exp 09/02 by

ANN STATHOS DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 072-07-0-349.00
Street address of property: 1312 Love Joy Court, Nashville, TN 37216

Oath of Consideration

I or we, Debra L Roan, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $330,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 14 day of January, 2022.

Signatures of Affiant(s):

Debra L Roan

Sworn and subscribed before me this 14 day of January, 2022.

Notary Public

My Com Exp 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Michael DeFrancesco 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 01/14/2021 (date of document).

Affiant Signature

01/27/2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 27 day of January, 2022.

Randi Meyer
Notary's Signature

MY COMMISSION EXPIRES: June 25, 2024

NOTARY'S SEAL

RANDI MEYER
Notary Public - State of Florida
Commission # HH 014934
My Comm. Expires Jun 25, 2024
Bonded through National Notary Assn.