WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-2025
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 805431 **DEEDWARR**
02/15/2022 10:59:14 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20220215-0017385

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan Thomas Henry and Kelsi Buff Henry, husband and wife 219 Downeymeade Dr Nashville, TN 37214	Bank of England Mortgage 5 Statehouse Plaza, Suite 500 Little Rock, AR 72201	085-07-0-014

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William Ryan Key, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ryan Thomas Henry and Kelsi Buff Henry, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 236 on the Plan of Section Four, Stanford Country Club Estates of record in Plat Book 2900, Page (s) 83 and 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 236 fronts 92 feet on the Easterly side of Downeymeade Drive and runs back between lines, 183 feet on the Northerly line and 130 feet on the Southerly line to a dead line in the rear on which it measures 106.24 feet.

Being the same property conveyed to Mark Alan Myers aka Mark A. Myers and Rhonda Jean Myers aka Rhonda J. Myers, husband and wife by Warranty Deed from William Stanley Allen and Thomas Ward Allen, individually and as Executors of the Estate of Virginia W. Allen, dated 05/15/2017 and recorded 05/16/2017, of record in Instrument 20170516000-8513, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cobalt Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Mark A. Myers and Rhonda J. Myers, husband and wife, dated 05/15/2020 and recorded 05/20/2020, of record in Instrument 202005200052565, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Ryan Key, a single man by Warranty Deed from Cobalt Ventures, LLC, a Tennessee limited liability company, dated 12/15/2020 and recorded 12/21/2020, of record in Instrument 202012210151143, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 219 Downeymeade Dr, Nashville, TN 37214

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 do 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.

Witness my/our hand(s) this the 14th day of February, 2022.

William Ryan Key by Damon Smith, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Damon Smith, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath(s) acknowledged themselves to be the Attorney-in-Fact for William Ryan Key, a single man, and that he is authorized by William Ryan Key, a single man, to execute this instrument on his behalf, by virtue of a Power of Attorney, duly executed and appearing of record in Record Book *, Page _____, said Register's Office.

* 20220215-0017384

Witness my hand and official seal, this the 14th of February, 2022.

Notary Public

My Commission Expires: 10/11/2025

(SEAL)

ALEXIS M. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON