Karen Johnson Davidson County
Batch# 811318 DEEDWARR
02/25/2022 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $829.47
20220225-0021543

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
ILE Bluerock Program Portfolio LLC 1159 Cottonwood Lane Irving, TX 75038	ILE Bluerock Program Portfolio LLC 1159 Cottonwood Lane Irving, TX 75038	075-12-0A-070.00-CO

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, **Sandone Boyd, a widow**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **ILE Bluerock Program Portfolio LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Revised, Section One, Greer Meadows at Cedar Creek of record in Plat Book 7900, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Larry James Douglas Boyd, a married person, and Charlie W. Johnson, an unmarried person, as joint tenancy by Warranty Deed from Wendell Ethridge, Trustee, of record in Book 8733, Page 954, Register's Office for Davidson County, Tennessee, dated September 17, 1992 and recorded on September 21, 1992.

The said Charlie W. Johnson having since died on October 17, 2001.

The said Larry James Douglas Boyd having since died on September 24, 2019, leaving a Probate at Docket No. 21P47, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Being the same property conveyed to Paul A. Rutherford Trustee by Quitclaim Deed from Sandra Jean Dowdy Boyd, Larry James Douglas Boyd and Charlie W. Johnson of record in Instrument No. 20211230-0171794, Register's Office for Davidson County, Tennessee, dated October 05, 2001 and recorded on December 30, 2021 and within the same deed the said Paul A. Rutherford, Trustee conveyed his interest in the subject property to Sandra Jean Dowdy Boyd.

Sandra Jean Dowdy Boyd is also known as Sandone Boyd.

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 February, 2022.

Sandone Boyd (SEAL)
Sandone Boyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of February, 2022, before me personally appeared Sandone Boyd, 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 February, 2022.

Kristina Bagwell Notarized online using audio-video communication
Notary Signature
My commission expires:
09/08/2025



Online Notary Public
My Commission Expires
September 8, 2025

AFFIDAVIT OF VALUE

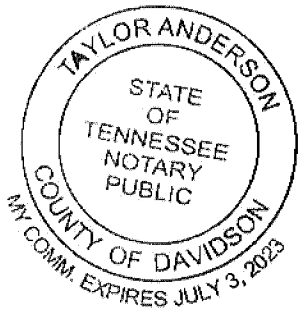
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $224,182.00, 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 3rd day of February, 2022.

Taylor Anderson
Notary Public
My commission expires: 07-03-2023
File No. 2022-908



TRUE COPY CERTIFICATION

I, Kristina Bagwell, 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 2/3/22.

Date: 2/4/22

Signature

State of Tennessee

County of Davidson

Personally appeared before me, ~~Kendra Teasley~~ Taylor Anderson, a notary public for this county and state, Kristina Bagwell, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 4th day of February, 2022.

Taylor Anderson

Notary Signature

My commission expires: 07-03-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023