Karen Johnson Davidson County
Batch# 812424 DEEDWARR
02/28/2022 11:54:36 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20220228-0022427

This Instrument Prepared By,
And When Recorded, Return To:
Saddle Creek Title, LLC
756 Ridge Lake Blvd., Suite 120
Memphis, Tennessee 38120

WARRANTY DEED

THIS INDENTURE is made and entered into this 28 **day of January, 2022,** by and between **Stephanie Birdine, a single woman,** party of the first part, and **NHB, LLC, a Tennessee Limited Liability Company,** party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Lot 4 and part of 28, Block GG, Fairview Subdivision, as shown on plat of record in Plat Book 1130, Page 54, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

This being the same property conveyed to Stephanie Birdine, a single woman, from Jaqueline M. Lucas, a single woman, by a Warranty Deed of record dated 05/13/2003 and recorded 05/21/2003 at Instrument Number 200305210069265, in the Register's Office of Davidson County, Tennessee.

Please note: This property is being used for investment purposes. It is not the primary marital residence of the Grantor/Grantee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for unpaid City and County Taxes which are not yet due and payable and except for the following: subdivision restrictions, building lines and easements of record in Play Book 1130, Page 54, in the Shelby County Register's Office, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

See Attached Signature Page.

By: Stephanie Birdine

STATE OF TN
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Stephanie Birdine, to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24th day of January, 2022.

Notary Public

My Commission Expires:
9/8/2025

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is ~~greater~~, is **$150,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of January, 2022.

NOTARY PUBLIC

My Commission Expires:
9/8/2025

Tax Parcel: 069-03-0-029

Property Address: 4009 East Fairview Drive, Nashville, TN 37218

Name & Address of Owner and Mail Tax Bills to:
NHB, LLC
1850 Poplar Crest Cove, Ste 202
Memphis, TN 38119

ERIN PIPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 9/8/2025

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$150,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24 day of January, 2022.

NOTARY PUBLIC

My Commission Expires:

