STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$250,000.00** (Two Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 16th day of March, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES

JOHN CHARLES ROSSELOT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 824525 **DEEDWARR**
03/17/2022 04:30:59 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20220317-0031436

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Torch Investment Partners, LLC 2721 Nolensville Pike Nashville, TN 37211	**SAME AS NEW OWNER**	070-04-0-061.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DARRELL D. ACKLIN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TORCH INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tract I:
Land in Davidson County, Tennessee, being Lots Nos. 87, 88 and 89 on the Map of Haynie's Cleveland Plan, as of record in Book 161, page 35, Register's Office for said County.

SAID Lots Nos. 87, 88 and 89 front together 104 feet on the northerly side of Grover Street and run hack between lines 125 feet to an alley, measuring 105 feet thereon.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 86 on the Map of Haynie's Cleveland Plan, as of record in Book 161, page 35, Register's Office for said County.

SAID Lot No. 86 fronts together 40 feet on the northerly side of Grover Street and runs hack between parallel lines 125 feet, more or less, to an alley.

Being the same property conveyed to Darrell D. Acklin by Quitclaim deed from Flenoill R. Acklin, Jr and wife Violet L. Acklin of record in Book 10760, page 159, Register's Office for Davidson County, Tennessee, dated January 13, 1998 and recorded on January 16, 1998.

Being also known as 2401 Grover Street and 21 Avalon Avenue, Nashville, Tennessee 37207.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2401 GROVER STREET A/K/A 21 AVALON DRIVE** **NASHVILLE, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 16th day of March, 2022

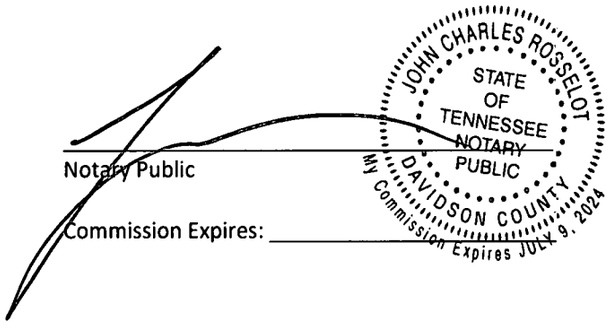
Darrell D. Acklin

Darrell D. Acklin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of March, 2022, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Darrell D. Acklin** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 16th day of March, 2022.



Notary Public

Commission Expires: _____