Karen Johnson Davidson County
Batch# 830300 DEEDWARR
03/29/2022 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,681.50
20220329-0035999

Name and Address of New Owner:
3933 Cross Creek Partners, GP
P.O Box 120835
Nashville TN 37212
Send Tax Bills To:
Eagle Holdings, LLC
P.O. Box 120835
Nashville, TN 37212

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 11713011600

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, **Alicia A. Brim, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **3933 Cross Creek Partners, GP,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Sugar Tree Subdivision, of record in Plat Book 1424, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Alicia A. Brim by Quitclaim Deed from Homer T. Brim dated January 7th 1997 and recorded January 8th 1997 of record in Book 10314, Page 111, said Register's Office. Further being the same property conveyed to Homer T. Brim and wife, Alicia A. Brim by Warranty Deed from Robert B. White and Thomas A. White, Co-Executors Under the Will of Walter E. White, Sr., deceased dated December 31st 1991 and recorded January 3rd 1992 of record in Book 8521, Page 147, Said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3933 Cross Creek Road, Nashville, TN 37215

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 8th day of March, 2022.

Alicia A. Brim (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2022, before me personally appeared Alicia A. Brim, 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 8th day of March, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

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 $995,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of March, 2022.

Notary Signature
My commission expires: 10 · 12 · 2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Milissa Loew, 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 3/8/22 (date of document).

Affiant Signature

3/11/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10.12.2024

NOTARY'S SEAL

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY