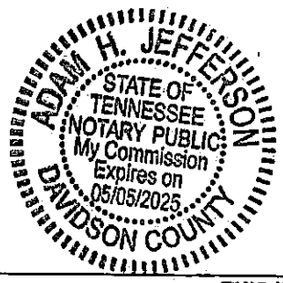
WARRANTY DEED



LR-VRES-22-315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 847202 **DEEDWARR**
04/28/2022 11:40:10 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20220428-0049244

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Suburban Cowboys, LLC	**New Owner**	
(NAME)	(NAME)	**071-08-0-026.00**
2441 Old Fort Parkway, Suite Q472		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID JAAP COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUBURBAN COWBOYS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns; that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of J. B. Haynies Oriental Plan of record in Plat Book 161, Page (s) 26 and 27, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The said Edmond Stockard having died on or about September 9, 2020.

Affidavit of Inheritance and Heirship (signed by interested party) recorded on June 30, 2021 in Instrument No. 20210630-0088592, in the Register's Office for Davidson County, Tennessee.

Affidavit of Heirship recorded in Instrument No. 20211102-0146624, Instrument No. 20211102-0146625, Instrument No. 20211102-0146626, and Instrument No. 20211102-0146627, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Jaap Company, LLC by Warranty deed from Michael Stockard and Trina Stott and Danny Stockard and Regina Dillard and Ryan Stockard of record in Instrument No. 20211102-0146630 Register's Office for Davidson County, Tennessee, dated October 29, 2021 and recorded on November 02, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page (s) 26 and 27, inclusive, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **315 Duke St., Nashville, Tennessee 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. 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 25th DAY OF APRIL, 2022.

David Jaap Company, LLC

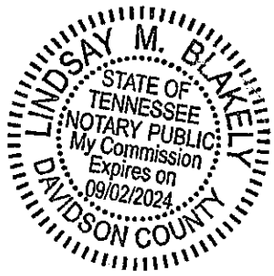
BY: _____
David A. Jaap
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID A. JAAP, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of DAVID JAAP COMPANY, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of April, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212