Karen Johnson Davidson County
Batch# 880352 DEEDWARR
06/29/2022 09:03:50 AM 2 pgs
Fees: $13.00 Taxes: $1,526.69
20220629-0074834

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

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Dealan Ali Haji 2308 Lloyd Avenue Unit A Nashville, TN 37218	American Pacific Mortgage Corp 3000 Lava Ridge Court, Suite 200 Roseville, CA 95661	070-09-0Z-001.00

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, **Sherlock REI LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Dealan Ali Haji, a single woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A on the Plan of 2308 Lloyd Ave Homes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210629-0088111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Sherlock REI, LLC, a Limited Liability Company by Warranty deed from Gina Burroughs, a single woman of record in Instrument No. 20210308-0030086 Register's Office for Davidson County, Tennessee, dated March 5, 2021 and recorded on March 8, 2021.

Property Known as: 2308 Lloyd Avenue Unit A, Nashville, TN 37218

Parcel No. 070-09-0Z-001-00
(Address and Parcel for Informational Purposes Only)

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 27th day of June, 2022.

Sherlock REI LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Michael D. Glenn II, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, M.R. Schodroski of the state and county mentioned, personally appeared Michael D. Glenn II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Sherlock REI LLC, the within named bargainor, a Limited Liability Company, and that such Michael D. Glenn II as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, this 27th day of June, 2022.

_____
Notary Signature

Printed Name: M.R. Schodroski

My commission expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

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 $412,620.00, 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 27th day of June, 2022.

_____
Notary Public
My commission expires: 3/6/24
File No. 2022-1062

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY