Karen Johnson Davidson County
Batch# 891976 DEEDWARR
07/21/2022 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,862.58
20220721-0083685

Name and Address of New Owner:
TN Voices for Children, Inc.
500 Professional Park Dr
Goodlettsville, TN 37072

Send Tax Statements To:
TN Voices for Children, Inc.
500 Professional Park Dr
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22071244

Map and Parcel: 063 04 0 032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **TN Property and Recovery, LLC, a Utah Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **TN Voices for Children, Inc., a Tennessee Corporation**, hereinafter called the GRANTEE, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 2, Plan of Laurel Heights Subdivision, Section A, according to survey and plat of same appearing of record in Book 3600, page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to TN Property and Recovery, LLC, a Utah Limited Liability Company by Warranty Deed filed for record on April 11, 2022 in Instrument Number 20220411-0041741, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: All matters including but not limited to restrictions set forth on plat of record in Book 3600, page 44; All matters as set forth per plat of record in Book 3600, page 44; Charter of Tennessee Voices for the Children, Inc. of record in Instrument Number 20071130-0139297; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 101 Laura Ave, Old Hickory, TN 37138

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, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hand this 18th day of July, 2022.

TN Property and Recovery, LLC

BY: _____
James Monroe, Manager

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, James Monroe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of TN Property and Recovery, LLC and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Manager.

Witness my hand and seal this 18th of July, 2022.

Notary Public
My Commission Expires: 4/9/24

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $503,400.00.

Affiant Signature

Subscribed and sworn to before me, this 18th day of July, 2022.

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Notary Public
My Commission Expires: 9-2-2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/21/22 ____ (date of document).

Affiant Signature

07/21/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025