Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220741856

Karen Johnson Davidson County
Batch# 896513 DEEDWARR
08/01/2022 11:02:17 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20220801-0087086

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2022.

Notary Public
My Commission Expires:

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 27, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stafford Opportunity Zone Investing, LLC 4585 Woodwind Drive Destin, FL 32541	New Owner	Tax Parcel ID No. 094 01 0 254.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joyce Alene Hester, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stafford Opportunity Zone Investing, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 69 on the Map of A Revision of a Part of Section One Revised Shelby Heights, as of record in Book 2854, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 begins at a point in the Southerly margin of Lenore Street, the common front corner of Lots Nos. 68 and 69; thence Eastwardly with said margin 40 feet to a concrete monument which marks the beginning of a curve with a radius of 15 feet; thence around said curve to the East and then to the South 22.79 feet to a concrete monument in the West margin of an alley; thence with said alley South 26 degrees 13 minutes East 116.60 feet to a point; thence South 83 degrees 06 minutes West 74.82 feet to the common rear corner of Lots Nos. 68 and 69; thence with the line between said lots Northwardly 111.7 feet to the beginning.

Being the same property conveyed to James Foy Hester and wife, Joyce Alene Woods Hester, by Warranty Deed from Ozark Development Company, of record in Book 3066, Page 329, in the Register's Office of Davidson County, Tennessee, dated April 12, 1960 and recorded on April 18, 1960. The said James Foy Hester died on March 15, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Revision of a Part of Section One Revised Shelby Heights, as recorded in Plat Book 2854, Page(s) 69.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 1312 Lenore Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2022.

Joyce Alene Hester

Joyce Alene Hester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joyce Alene Hester, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2022.

Nathan L Powers

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024