Karen Johnson Davidson County
Batch# 899279 DEEDWARR
08/05/2022 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20220805-0089152

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 37214-07-2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $370,000.00.

Affiant

Subscribed and sworn to before me this 4th day of August, 2022.

MEGAN PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 2, 2024

Notary Public

My Commission Expires:

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Portico 3, LLC c/o Picket Realty Services 318 First Ave. S. Ste 3 Seattle, WA 98104	Portico 3, LLC c/o Picket Realty Services 318 First Ave. S. Ste 3 Seattle, WA 98104	Map and Parcel No.: 07105027700

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, **Stacia Wilson, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Portico 3, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1815 Liberia Street, Nashville, TN 37207.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 4th day of August, 2022.

Stacia Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stacia Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2022.

Notary Public

My Commission Expires:

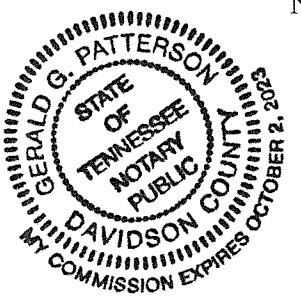


EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 138 on the plan of Brooklyn Heights, E.C. Scruggs Subdivision of Lots No. 18-19-20-21-29-11 & 12 – In Brooklyn Plan as of record in Book 332, Page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 138 fronts 40 feet on the Easterly side of Liberia Street and runs back 190.0 feet on the Northerly line and 175.0 feet on the Southerly line to a dead line in the rear measuring 43.5 feet thereon.

Being the same property conveyed to Stacia Wilson, a single person, by Warranty Deed from Edward Lamar Patton, Sr. and Edward Lamar Patton, Jr., of record in Instrument No. 20060405-0038725, in the Register's Office of Davidson County, Tennessee, dated March 31, 2006 and recorded on April 05, 2006.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 07105027700.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Brooklyn Heights, E.C. Scruggs Subdivision of Lots No. 18-19-20-21-29-11 & 12 – In Brooklyn Plan, as recorded in Plat Book 332, Page(s) 140 .

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, PENNY Y. RAY, 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 this 4th day of August, 2022.

Penny Y. Ray – Escrow Assistant

August 4, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, DANIELLE CHANDLER, a Notary Public for this county and state, PENNY Y. RAY, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 4th day of August 2022.

Notary Public
My commission expires on: 3-24-2026

(seal) DANIELLE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
March. 24th 2026