Karen Johnson Davidson County
Batch# 902936 DEEDWARR
08/12/2022 01:23:30 PM 5 pgs
Fees: $28.00 Taxes: $629.00
20220812-0091901

Name and Address of New Owner:
My Tennessee Home Solution LLC
1301 Dickerson Pike
Unit 102
Nashville, TN 37207

Send Tax Bills To:
My Tennessee Home Solution LLC
1301 Dickerson Pike
Unit 102
Nashville, TN 37207

This Instrument Prepared By:

Blueprint Title TN
401 Church Street
#1200
Nashville, TN 37219

Map & Parcel No: _____

WARRANTY DEED

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, **Richard G. Scholz, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **My Tennessee Home Solution LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Being Lot No. 29 on the plan of Section Nine, Terragon Trails, of record in Plat Book 5200, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Richard G. Scholz, a single person by Deed dated September 12, 2015 from Dianne L. Harpole, a single person, recorded September 15, 2015, in Instrument Number 201509150093418, in the Official Records of Davidson County, Tennessee.

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 8th day of August, 2022.

Richard G. Scholz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2022, before me personally appeared Richard G. Scholz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2022.

Notary Signature
My commission expires: 1-21-26

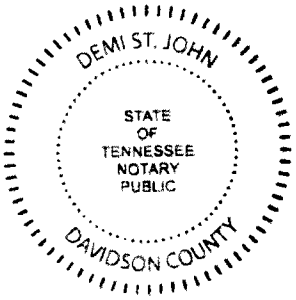
MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

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 $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON



Sworn to and subscribed before me this 8th day of August, 2022.

Notary Signature
My commission expires: Nov. 3, 2025

EXHIBIT "A"
Property Description

Property Address: 4649 Long Branch, Antioch, TN 37013

Being Lot No. 29 on the plan of Section Nine, Terragon Trails, of record in Plat Book 5200, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard G. Scholz, a single person by Deed dated September 12, 2015 from Dianne L. Harpole, a single person, recorded September 15, 2015, in Instrument Number 201509150093418, in the Official Records of Davidson County, Tennessee.

Parcel ID:

Property Address: 4649 Longbranch, Nashville, TN 37013

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 August 1, 2022.

Steve Berneman

Date: 1st day of August, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 1st day of August, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-23-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2022-10651-TN