Karen Johnson Davidson County
Batch# 911788 DEEDQC
09/02/2022 08:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220902-0098899

Name and Address of New Owner:
Grafton Properties, LLC
42 Jones Circle
Nashville, TN 37138

Send Tax Bills To:
Grafton Properties, LLC
42 Jones Circle
Nashville, TN 37138

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

Map & Parcel No: 070-09-0Z-002.00-CO

QUITCLAIM 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, **Sherlock REI LLC, Limited Liability Company,** "the Grantor," convey and quitclaim unto **Grafton Properties LLC, a Tennessee Limited Liability Company** , "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 2308 Lloyd Ave Homes, a Horizontal Property Regime With Private Elements of record 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 Johnnie Burroughs and wife, Alice Burroughs by Warranty Deed from T. V. Warren and wife, Nellie Josie Warren of record in Book 3799, Page 696, Register's Office for Davidson County, Tennessee, dated May 22, 1964 and recorded on August 11, 1964.

Being a portion of the same property conveyed to Johnnie Burroughs by Warranty Deed from Alice Burroughs of record in Book 4722, Page 380, Register's Office for Davidson County, Tennessee, dated June 06, 1973 and recorded on June 26, 1973.

Being a portion of the same property conveyed to Joe B. Webb, Trustee by Quitclaim Deed from Johnnie Burroughs and wife, Linda Burroughs of record in Book 7303, Page 248, Register's Office for Davidson County, Tennessee, dated March 30, 1987 and recorded on July 22, 1987 and within the same deed the said Joe B. Webb, Trustee conveyed his interest in the subject property to Gina Rene'e Burroughs, a 1/2 undivided interest and Johnny Burroughs and wife, Linda Burroughs, a 1/2 undivided interest.

Being a portion of the same property conveyed to Joe Burroughs and wife, Gina Burroughs by Quitclaim Deed from Johnny Burroughs and wife, Linda Burroughs of record in Instrument No. 20131115-0118329 Register's Office for Davidson County, Tennessee, dated September 26, 2013 and recorded on November 15, 2013.

Being a portion of the same property conveyed to Gina Burroughs by Quitclaim Deed from Larry Joe Burroughs of record in Instrument No. 20200916-0105640 Register's Office for Davidson County, Tennessee, dated September 02, 2020 and recorded on September 16, 2020.

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 05, 2021 and recorded on March 08, 2021.

(Address for Informational Purposes Only).
Being also known as 2308 B Lloyd Avenue, Nashville, TN 37218

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 1st day of September, 2022.

Sherlock REI LLC, Limited Liability Company

Michael D. Glenn (SEAL)

Michael D. Glenn, II, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Kendra D. Teasley 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 1st day of September, 2022.

Kendra D Teasley

Notary Signature

Printed Name: Kendra D. Teasley

My commission expires: 1/11/2026

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

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 $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

M. A. Schidusky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1ST day of September, 2022.

Kendra Teasley

Notary Signature
My commission expires: 1/11/2026

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

Tennessee Certification of Electronic Document

I, Christina Wilbert, 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 9/1/2022 (date of document).

Affiant Signature

9/1/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL

