Karen Johnson Davidson County
Batch# 918083 DEEDWARR
09/16/2022 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,359.75
20220916-0103713

This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Engauge Properties, LLC, et al
427 Westwood Drive
Smyrna, TN 37167

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

SEND TAX BILL TO:
Owner

MORTGAGEE:
Easy Street Capital Investments, LLC
201 W. 5th Street, Suite 1100, Office 24
Austin, Texas 78701

Map/Parcel
#07309005500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Alicia B. Coffindaffer,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Engauge Properties, LLC, a Tennessee limited liability company, and William D. Carver, Jr. and wife, Daysha Carver**, hereinafter called the "GRANTEES", their successors, 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, being all of **Lot No. 62, Gibson Heights**, according to survey and plat of same appearing of record in Book 1835, page 133, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to William B. Collins, Jr., a married person, by Warranty Deed dated August 15, 1994, from Robert E. King, Jr. and Donna M. King, husband and wife, of record in Book 9441, page 212, Register's office for Davidson County, Tennessee.

William Bennett Collins, Jr. conveyed his interest in the above property to Teresita Bon Collins and William Bennett Collins, Jr., husband and wife, by Quitclaim Deed dated September 27, 2000, of record in Instrument No. 20000929-0096417, Register's Office for Davidson County, Tennessee.

Teresita Bon Collins died on June 13, 2018, leaving William Bennett Collins, Jr., as the surviving tenant by the entirety. William Bennett Collins, Jr., died intestate on March 11, 2022, survived by his daughter and sole heir-at-law, Alicia B. Coffindaffer. See Affidavit of Heirship recorded simultaneously herewith in Instrument #_____202209160103712_____, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **2415 McGinnis Drive, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and, GRANTOR covenants with the said GRANTEES that she is lawfully seized and

possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 MY HAND, this the **15th** day of **September, 2022**.

Alicia B Coffindaffer

Alicia B. Coffindaffer

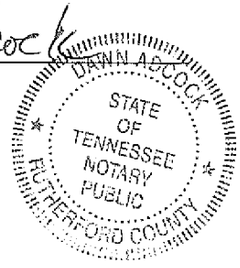
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alicia B. Coffindaffer**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of September, 2022.

Dawn Adcock

Dawn Adcock
NOTARY PUBLIC



My Commission Expires: 2/22/25

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $367,500.00.

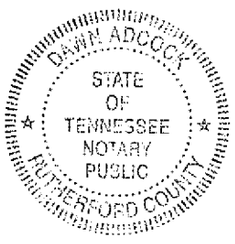
Willie D Cannon

AFFIANT

Subscribed and sworn to before me on this 15th day
of September, 2022.

Dawn Adcock

Dawn Adcock
NOTARY PUBLIC



My Commission Expires: 2/22/25

File No. 22057036

Electronic Document Certification

I, **Dawn Adcock**, 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 September 15, 2022.

Dawn Adcock

Dawn Adcock

Date: 9-16-22

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 16th day of September, 2022.

Dorothy Ann Meeks
NOTARY PUBLIC

DOROTHY ANN MEEKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11/17/24

My commission expires: 11/17/2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Dawn Adcock**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 16th day of September, 2022.

Dorothy Ann Meeks
NOTARY PUBLIC

DOROTHY ANN MEEKS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11/17/24

My commission expires: 11/17/2024