Name and Address of New Owner:
Benjamin Majors and Katherine Majors
3715 Faulkner Drive
Nashville, TN 37211

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 147-04-0-070.00

Karen Johnson Davidson County
Batch# 926651 DEEDWARR
10/06/2022 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20221006-0110260

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, **Equity 305 Naples LLC, a Tennessee limited liability company,** "the Grantor " has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benjamin Majors and Katherine Majors, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Hillbrook Section 3, as of record in Book 3300, Page 84, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Equity 305 Naples LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated March 25, 2022 and recorded April 5, 2022 in Instrument No. 20220405-0038960, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3715 Faulkner Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 4th day of October, 2022.

Equity 305 Naples LLC

By: _____ (SEAL)
Sabastian A. Gomez, Sole Member

STATE OF Florida
COUNTY OF MIAMI-DADE

On this 4TH day of October, 2022, personally appeared ~~Sabastian~~ SEBASTIAN A. Gomez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Equity 305 Naples, LLC the within named bargainor, a Tennessee limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand, at office, this 4TH day of October, 2022.

_____
Notary Signature
My commission expires: 09/30/2023

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 $525,000.00, 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 4th day of October, 2022.

_____
Notary Signature
My commission expires: 6/10/24

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 10, 2024

Certificate of Authenticity

I, **Doné Oglesby**, 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 **October 4, 2022**.

Date

Affiant Signature

10/06/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **6th** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026