WARRANTY DEED

Karen Johnson Davidson County
Batch# 933803 DEEDWARR
10/26/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20221026-0115956

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2022090179

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Happy Nest, LLC, a Tennessee limited liability company	Same as new owner	
(NAME) 5 Sawgrass Lane	(NAME)	135-15-0B-019-00 CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EKRE of TN, LLC, a Delaware limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HAPPY NEST, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 19 on the Plan of Woodridge at Nashboro Village, Nashboro Village - Tract 11 of record in Plat Book 4660, Page 157 and amending Plat recorded in Instrument No. 20021120-0143949, 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 the same property conveyed to EKRE of TN, LLC, a Delaware limited liability company by General Warranty Deed from Todd Ewing, a single person, dated September 14, 2021 and recorded October 11, 2021, in Instrument No. 20211011-0136515, in the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 438 Flintlock Ct, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Executed by our hands this 19 Day of October 2022.

ERKE of TN, LLC

BY: _____
EDWARD J. SAVIDGE
AS AUTHORIZED SIGNER

STATE OF New York

County OF Nassau

Before me, Elizabeth Quagliariello a Notary Public for the above State and County , do hereby certify that EDWARD J. SAVIDGE, as AUTHORIZED SIGNER for ERKE of TN, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th of October, 2022.

_____
Notary Public

My Commission Expires: 9/7/2025

(SEAL)

ELIZABETH QUAGLIARIELLO
Notary Public, State of New York
Registration No. 01QU6421656
Qualified in Queens County
Commission Expires Sep. 7, 2025

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 10/19/22 .

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 10/20/2022

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 10/20/2022.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

