Name and Address of New Owner:
II Stacks, LLC
1405 Ashwood Avenue
Nashville, TN 37212

Send Tax Bills To:
II Stacks, LLC

Karen Johnson Davidson County
Batch# 937003 DEEDWARR
11/02/2022 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20221102-0118489

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 105-13-0-061

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, **Teresa A. Reynolds, Theodore R. Ensley, Jr, Rhonda G. Hammonds, John E. Ensley, Deborah F. Collins, and Melanie E. Lewis, as the heirs to Theodore R. Ensley** "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **II Stacks, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, described as follows to wit: Being the westerly half of Lot No. 38 on the Plan of Belmont Land Company's Property, called "Belmont Heights" as of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 38 fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Theodore R. Ensley and wife, Annie D. Ensley, by Installment Deed from Myrtle Watson, widow, of record in Book 4086, Page 463, in said Register's Office. The said Annie D. Ensley having since died, and the said Theodore R. Ensley, Sr. having since conveyed his interest in the subject property to his children, Theodore Ensley, Jr, Rhonda Hammonds, Deborah Collins, Theresa Reynolds, John E. Ensley, and Melanie Lewis, and Reserving unto Himself a Life Estate by Quitclaim Deed dated December 5, 2006, of record in Instrument No. 20061206-0150618, said Register's Office; and being the same property further conveyed by Quitclaim Deed to Theodore R. Ensley, Sr by Quitclaim Deed from Theodore R. Ensley Sr., Theordore Ensley Jr., Rhonda Hammonds, Deborah Collins, Theresa Reynolds, John E. Ensley and Melanie Lewis, executed on March 23, 2010, of record at Instrument No. 20100507-0035034, Register's Office of Davidson County, Tennessee. Theodore R. Ensley Sr having since died November 10, 2021, leaving property conveyed to Theordore Ensley Jr., Rhonda Hammonds, Deborah Collins, Theresa Reynolds, John E. Ensley and Melanie Lewis per Affidavit of Heirship recorded in Instrument No. 20220721-0083426.

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 28th day of October, 2022.

Teresa A. Reynolds (SEAL)
Teresa A. Reynolds

Theodore R. Ensley Jr (SEAL)
Theodore R. Ensley, Jr

Rhonda G. Hammonds (SEAL)
Rhonda G. Hammonds

John E Ensley (SEAL)
John E. Ensley

Deborah F. Collins (SEAL)
~~By: Teresa A. Reynolds as Attorney in Fact~~

Melanie E. Lewis (SEAL)
Melanie E. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of October, 2022, before me personally appeared Teresa A Reynolds, Theodore R Ensley, Jr, Rhonda G. Hammonds, John E Ensley, Deborah F. Collins and Melanie E. Lewis, 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 28 day of October, 2022.

(Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $815,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 28 day of October, 2022.

Notary Public
My commission expires:
File No. 2022-5372-VM

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 10/28/22 (date of document).

Regina Sullo
Affiant Signature

10/31/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of October, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

