Name and Address of New Owner:
The Secal Group, LLC
1009 Patio Drive
Nashville, TN 37214

Send Tax Bills To:
The Secal Group, LLC

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

Map & Parcel No: 108-03-0-117

Karen Johnson Davidson County
Batch# 937358 DEEDWARR
11/03/2022 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20221103-0118583

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, **True Investments, Inc, a Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Secal Group, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 75 A & B on the Plan of Zone Lot Division, Section Six, Patio Villa of record in Plat Book 6250, Page 571, and amending Plat Book 6250, Page 489, 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 True Investments, Inc., a Tennessee Corporation by quitclaim deed dated April 5, 2022 from True Investments, Inc., a Tennessee Corporation recorded April 12, 2022 in Instrument No. 20220412-0042314 in the Register's Office.

Being the same property conveyed to True Investments, Inc, a Tennessee Corporation by deed from Jessica Simpson, unmarried and Justin Simpson, a married man of record in Instrument No. 202204120042311, Register's Office of recorded, dated April 5, 2022 and recorded April 12, 2022.

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 27th day of October, 2022.

True Investments, Inc, a Corporation

By: _____ (SEAL)
Abram Mitchell, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sasha Qualkenbush of the state and county mentioned, personally appeared Abram Mitchell, 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 Managing Member of True Investments, Inc, the within named bargainor, a Corporation, and that such Abram Mitchell as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Managing Member.

Witness my hand and seal, at office in Nashville TN, this 27th day of October, 2022.

_____
Notary Signature

Printed Name: Sasha Qualkenbush

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 $130,000.00, 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 27th day of October, 2022.

_____
Notary Public
My commission expires: _____
File No. 2022-5373-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 10/27/22 (date of document).

Regina Sullo
Affiant Signature

11/2/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 2 day of NOV., 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026