This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $562,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of November, 2022.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nashvillian Holdings, LLC 212 Long Valley Rd. Brentwood, TN 37027	New Owner	160-04-0 064.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANNIE RUTH PICKENS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NASHVILLIAN HOLDINGS, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land located in Davidson County, State of Tennessee, being Lot No. 1 on the Plan of Brentwood Hills, as of record in Book 3300, page 44, Register's office for said County.

Said Lot No. 1 fronts 114 feet on the west side of Stallworth Drive and runs back 257.11 feet on the north line and 232.3 feet on the south line to a dead line in the rear on which it measures 48.3 feet.

Being the same property conveyed to Annie Ruth Pickens, by deed dated 02/07/1991, from Waltice Scott Pickens, of record in Book 8311, page 557, Register's Office for said County.

Also being the same property conveyed to Waltice Scott Pickens and wife, Annie Ruth Pickens, by deed dated 03/15/1965, from Joe B. Coffey and wife, Doris A. Coffey, of record in Book 3870, page 631, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5222 Stallworth Drive, Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 937389 DEEDWARR
11/03/2022 10:06:36 AM 2 pgs
Fees: $13.00 Taxes: $2,079.40
20221103-0118632

Witness my hand this the 1st day of November, 2022.

Annie Ruth Pickens BY: Scott Kevin Pickens as Attorney-in-Fact
Annie Ruth Pickens
BY: Scott Kevin Pickens as Attorney-in-Fact

STATE OF Arizona
COUNTY OF Maricopa

On this 1st day of November, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Scott Kevin Pickens with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Annie Ruth Pickens by Durable POWER OF ATTORNEY dated 12/02/2016, and who acknowledged that he executed the same as the free act and deed of Annie Ruth Pickens.

Witness my hand and official seal this 1st day of November, 2022.

My commission expires:

03-26-2023

Notary Public

OFFICIAL SEAL
SCHUYLER SAYLES
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 560169
My Comm. Expires 03/26/2023