Name and Address of New Owner:
Tortuga Capital, LLC
200 East Spring Street
Lebanon, TN 37087

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 942306 DEEDWARR
11/17/2022 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20221117-0122409

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 081-12-0-278

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, **Elliot Brown, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tortuga Capital, LLC,** a Tennessee limited liability company "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 340 on the Plan of McGavock's Town, North Nashville, of record in Book 21, Page 23, Register's Office of said County, to which reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Elliot Brown by Warranty deed from Augustus Bankhead, unmarried of record in Instrument No. 20141217-0115103 Register's Office for Davidson County, Tennessee, dated December 09, 2014 and recorded on December 17, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 11th day of November, 2022.

Elliot Brown (SEAL)

Elliot Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elliot Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of November, 2022.

Caroline Aillet
Notary Public
My commission expires:

CAROLINE AILLET
Notary Public, State of Texas
Comm. Expires 11-05-2024
Notary ID 132[illegible]004

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Texas)
)
COUNTY OF ~~DAVIDSON~~ Harris)

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 $260,000.00, 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
11th day of November, 2022.

Caroline Aillet
Notary Public
My commission ex

CAROLINE AILLET
Notary Public, State of Texas
Comm. Expires 11-05-2024
Notary ID 132[illegible]004

File No. [illegible]T-22-2491

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 11-11-22.

Affiant Signature

11-11-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 11 day of November, 2022.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON