Name and Address of New Owner:
Kare Investment Group, Inc
2111 Meadow Glen
Grants Pass, OR 97527

Send Tax Bills To:
Kare Investment Group, Inc
2111 Meadow Glen
Grants Pass, OR 97527

This Instrument Prepared By:
Megan Welborn
Blueprint Title TN
401 Church Street
#1200
Nashville, TN 37219

Map & Parcel No: 095-08-0-161

Karen Johnson Davidson County
Batch# 944394 DEEDWARR
11/23/2022 12:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20221123-0124086

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, **Melissa V. Griffith and John J. Griffith, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kare Investment Group, Inc, an Oregon Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 61, on the Plan of Woodberry Park, of record in Book 2133, Pages 117, 118, and 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John J. Griffith and wife, Melissa V. Griffith by Deed dated September 29, 1999 from Priscilla P. Griffith, a widow, recorded October 1, 1999, in Book 11685, Page 404, in the Official Records of Davidson County, Tennessee.

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 21st day of November, 2022.

Melissa V. Griffith (SEAL)
Melissa V. Griffith

John J. Griffith (SEAL)
John J. Griffith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2022, before me personally appeared Melissa V. Griffith and John J. Griffith, 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 21st day of November, 2022.

Notary Signature
My commission expires: 01-21-2026

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202211230124086

AFFIDAVIT OF VALUE

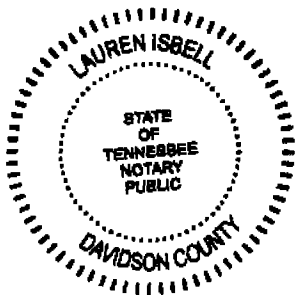
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $360,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2022.

Notary Signature
My commission expires: 5/5, 20 25



Property Address: 2523 David Court, Nashville, TN 37214

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 November 21, 2022.

Steve Berneman

Date: 21st day of November, 2022

State of Tennessee
County of Davidson

Sworn and subscribed before me on 21st day of November, 2022 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2022-11439-TN