Name and Address of New Owner:
Green Hills Seven, LLC
3200 West End Avenue
Suite 500
Nashville, TN 37203

Send Tax Bills To:
New Owner

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

Map & Parcel No: 071-08-0-307

Karen Johnson Davidson County
Batch# 947072 DEEDWARR
12/02/2022 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20221202-0126302

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, **Thomas Darrel Lyle, and Pandora Sue Winfrey, both unmarried, as tenants in common with right of survivorship,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Green Hills Seven, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Joywood Subdivision, of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Thomas Darrel Lyle and Pandora Sue Winfrey, both unmarried, as tenants in common with right of survivorship by Quitclaim Deed dated April 2, 2007 from W.C. Sanders and wife, Shirley B. Sanders recorded April 19, 2017 in Instrument No. 20070419-0046828 in the Register's Office.

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 30th day of November, 2022.

(SEAL)
Thomas Darrel Lyle

(SEAL)
Pandora Sue Winfrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2022, before me personally appeared Thomas Darrel Lyle and Pandora Sue Winfrey, 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 30th day of November, 2022.

Notary Signature
My commission expires: 3/3/25

DELANIA LOWMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 $408,000.00, 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
30th day of November, 2022.

Notary Public
My commission expires: 3/3/25
File No. 2022-5437-RS

DELANIA LOWMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 11/30/22 (date of document).

Regina Sullo
Affiant Signature

12/7/22
Date

State of TN

County of DAVIDSON

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

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

