Name and Address of New Owner:
AJ Sunflower Properties LLC
2511 Buchanan Street
Nashville, TN 37208

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: 081 10 0 077.00

Karen Johnson Davidson County
Batch# 948216 DEEDWARR
12/06/2022 10:41:34 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20221206-0127129

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, **Amy C. Kilpatrick, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **AJ Sunflower Properties LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being the West One-Half of Lot No. 16, all of Lot No. 17 on the map of Cobbs Subdivision of Lot No 6 of Subd of Hardings Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County. Said Lot and part of said lot adjoin and front together 75 feet on the South Side of Hydes Ferry Pike or Buchanan Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Amy C. Kilpatrick, a single person, by Warranty Deed from Cheryl Tovias, of record in Instrument No. 20150812-0080915, in the Register's Office of Davidson County, Tennessee, dated August 6, 2015 and recorded on August 12, 2015.

Rosemary Elaine Haskins joins in the execution of this deed to convey any interest she has in the above described property, particularly any marital interest.

This improved property known as 2511 Buchanan Street, Nashville, TN 37208

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 5th day of December, 2022.

_____(SEAL)
Amy C. Kilpatrick

_____(SEAL)
Rosemary Elaine Haskins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2022, before me personally appeared Amy C. Kirkpatrick, 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 5th day of December, 2022.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of December, 2022, before me personally appeared, Rosemary Elaine Haskins, 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 5th day of December, 2022.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 $450,000.00, 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
5th day of December, 2022.

Notary Public
My commission expires:
File No. 2022-5452-SK

