Name and Address of New Owner:
Pamela Gaines
204 Hickory Forge Drive
Antioch, TN 37013

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: 163-11-0A-005-00

Karen Johnson Davidson County
Batch# 982264 DEEDWARR
03/20/2023 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $614.20
20230320-0019717

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, **Preservation Capital, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Pamela Gaines, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of Third Revision, Section Two, Belle Forge Village, as shown on the plat of record in Plat Book 6900, Page 250, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Preservation Capital, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated December 30, 2021 from Preservation Capital, LLC, a Series A Tennessee limited liability company recorded January 5, 2022 in Instrument No. 20220105-0002223 in the Register's office.

Being the same property conveyed to Preservation Capital, LLC, a Series A Tennessee limited liability company by quitclaim deed dated March 26, 2015 from Jean Doyle Dotson recorded April 1, 2015 in Instrument No. 20150401-0028231 in the Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

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.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 15th day of March, 2023.

Preservation Capital, LLC, a Limited Liability Company

By: Don Dotson, Member

By: Laura Netterville, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Don Dotson and Laura Netterville, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Members of Preservation Capital, LLC, the within named bargainor, and as such Members being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Preservation Capital, LLC, by themselves as Members.

Witness my hand and seal, at office in Davidson County this 15th day of March, 2023.

Notary Signature

My commission expires:_____

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $166,000.00, 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 15th day of March, 2023.

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/15/23 (date of document).

Regina Sullo
Affiant Signature

3/20/23
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

