Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 982301 DEEDWARR
03/20/2023 10:19:06 AM 4 pgs
Fees: $23.00 Taxes: $1,979.50

20230320-0019835

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Sydney Cox, Bill Cox, Jr., and Melinda Cox 2404A Lloyd Avenue Nashville, TN 37218	Sydney Cox, Bill Cox, Jr., and Melinda Cox 2404A Lloyd Avenue Nashville, TN 37218	070-05-0I-001-00

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, **Sherlock REI, 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 **Sydney Cox, an unmarried woman, and Bill Cox, Jr., and Melinda Cox, husband and wife,** Joint Tenants with Right of Survivorship"the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 2404 Lloyd Avenue Homes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of 2404 Lloyd Avenue Homes, of record in Instrument No. 20210804-0104976 and First Amendment in Instrument No. 20220118-0006708, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edward J. Walls and wife, Ella L. Walls by Warranty Deed from Margaret Storey, an unmarried person of record in Book 11273, Page 543, Register's Office for Davidson County, Tennessee, dated December 29, 1998 and recorded on December 30, 1998.

Edward J. Walls having since died on December 19, 2006.

Being the same property conveyed to Ella L. Walls, widow and Gregorio A. Esquivel, Jr., unmarried, Joint Tenants with Right of Survivorship by Quitclaim Deed from Ella L. Walls, widow of record in Instrument No. 20101027-0086043, Register's Office for Davidson County, Tennessee, dated October 6, 2010 and recorded on October 27, 2010.

Ella L. Walls died December 22, 2019.

Being a portion of the same property conveyed to Sherlock REI, LLC, a Tennessee Limited Liability Company by Warranty deed from Gregorio A. Esquivel, Jr., married of record in Instrument No. 20200618-0064502 Register's Office for Davidson County, Tennessee, dated June 12, 2020 and recorded on June 18, 2020.

Being know as: 2404 A Lloyd Avenue, Nashville, TN
Parcel No. 070-05-0I-001-00

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 16th day of March, 2023.

Sherlock REI, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Michael D. Glenn, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

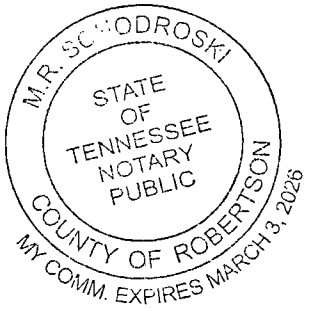
Before me, M. R. Schodroski of the state and county mentioned, personally appeared Michael D. Glenn, Authorized Member of Sherlock REI, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Sherlock REI, LLC, the within named bargainor, a Limited Liability Company, and that such Michael D. Glenn, Authorized Member of Sherlock REI, LLC as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in Nashville, this 16th day of March, 2023.

M. R. Schodroski
Notary Signature

Printed Name:_____

My commission expires: 3/3/2026



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 $535,000.00, 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
16th day of March, 2023.

Notary Public
My commission expires:_____
File No. 2023-1315

