Karen Johnson Davidson County
Batch# 990025 DEEDWARR
04/10/2023 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $103.60
20230410-0025961

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

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Sherlock REI LLC 42 Jones Circle Nashville, TN 37138	Sherlock REI LLC 42 Jones Circle Nashville, TN 37138	050-11-0-038.00

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, **Kimberly S. Tucker, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sherlock REI LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Located in Davidson County, Tennessee, described as follows:

Lot 1, Final Plat of Re-Subdivision of Reserved Parcel "E" of Parkwood Estates, Section 4, of record in Instrument No. 20230306-0016063, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to Kimberly S. Tucker by Quitclaim Deed from Jon L. Norris d/b/a JLN Management of record in Book 11463, Page 876 Register's Office for Davidson County , Tennessee, dated April 23, 1999 and recorded on May 05, 1999.

For informational purposes:
This is unimproved land known as: Stockdale Lane, Nashville, TN 37201
Parcel No. 05011003800

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 6th day of April, 2023.

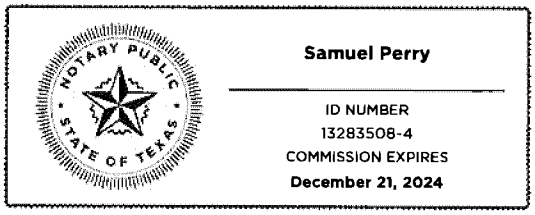
Kimberly S. Tucker (SEAL)
Kimberly S. Tucker

STATE OF Texas
COUNTY OF Johnson

On this 6th day of April, 2023, before me personally appeared Kimberly S. Tucker, 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 6th day of April, 2023.

Samuel Perry
Notary Signature
My commission expires: 12/21/2024



Notarized online using audio-video communication

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 $28,000.00, 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
6th day of April, 2023.

Notary Public
My commission expires: 3/3/2026
File No. 2022-1077

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 4/6/2023 (date of document).

Affiant Signature

4/6/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of April, 2023

M.R. Schodroski

Notary's Signature

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

MY COMMISSION EXPIRES: 3/3/2026

NOTARY'S SEAL