Name and Address of New Owner:
Kepley Properties LLC
2626 Merchants Walk
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 1003510 DEEDWARR
05/15/2023 02:28:30 PM 4 pgs
Fees: $23.00 Taxes: $888.00
20230515-0036225

Send Tax Bills To:
Kepley Properties LLC
2626 Merchants Walk
Murfreesboro, TN 37128

This Instrument Prepared By:

Blueprint Title TN
401 Church Street
#1200
Nashville, TN 37219

Map & Parcel No: 053-16-0-161

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, **Price Real Estate Investments Inc, an Alaska Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kepley Properties LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 11, JACKSON'S LANDING ESTATES, as shown on plat of record in Plat Book 7900, Page 679, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed from Brenda B. Rector, an unmarried woman to Price Real Estate Investments Inc, an Alaska Corporation by deed dated 05/12/2023 and recorded on 05/12/2023 as Instrument Number 20230512-0035695 in the Official Records of the Davidson County Register of Deeds.

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 12th day of May, 2023.

Price Real Estate Investments Inc, an Alaska Corporation

By: _____
Anthony Price, Sole Member

STATE OF ~~TENNESSEE~~ ZD Missouri
COUNTY OF ~~DAVIDSON~~ St. Louis

Before me, ZD L. Davis of the state and county mentioned, personally appeared Anthony Price, Sole Member of Price Real Estate Investments Inc, 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 Sole Member of Price Real Estate Investments Inc, the within named bargainor, a Corporation, and that such Anthony Price, Sole Member of Price Real Estate Investments Inc as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Sole Member.

Witness my hand and seal, at office in St. Louis, this 12th day of May, 2023.

_____
Notary Signature

Printed Name: L. Davis

My commission expires: 7/29/2023

L. DAVIS
Comm. Exp. 7/29/2023
NOTARY PUBLIC NOTARY SEAL
#22881775
St. Louis County
STATE OF MISSOURI

202305150036225

AFFIDAVIT OF VALUE

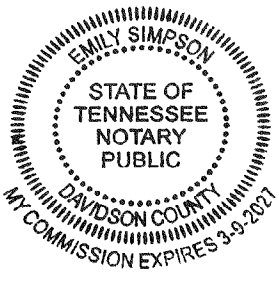
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00, 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 12th day of May, 2023.

Notary Signature
My commission expires: March 9, 2027



Property Address: 223 Pitts Avenue, Old Hickory, TN 37138

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am 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 May 12, 2023.

Steve Berneman

Date: 12th day of May, 2023

State of Tennessee
County of Davidson

Sworn and subscribed before me on 12th day of May, 2023 by Steve Berneman.

Name: Ginger Weber
Title: Notary Public

My commission expires: 4-25-2025

GINGER WEBER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

File No.: 2023-2011-TN