Name and Address of New Owner:
Lively Rental Properties
110 Duke Street, 13
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1016056 DEEDWARR
06/16/2023 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,285.75
20230616-0046161

Send Tax Bills To:
Lively Rental Properties
318 Waterford Street
Catoosa, OK 74015

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071-07-0G-013-00

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, **Brandon R. Gurley, and Alison C. Gurley**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lively Rental Properties LLC, an Oklahoma Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit No. 13, as established in Declaration of Covenants, Conditions, and Restrictions for Trinity Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180907-0089045, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon Gurley and Alison Gurley, by Warranty Deed dated May 8, 2020 from 106 Duke Street, LLC, a Tennessee limited liability company, recorded May 14, 2020 in Instrument No. 20200514-0050321 in the Register's Office.

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 June, 2023.

_____ (SEAL)
Brandon R. Gurley

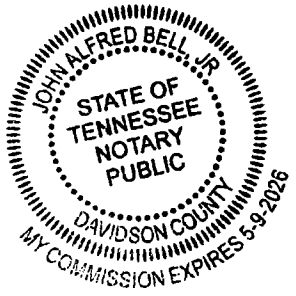
_____ (SEAL)
Alison C. Gurley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of June, 2023, before me personally appeared Brandon R. Gurley and Alison C. Gurley, 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 15th day of June, 2023.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

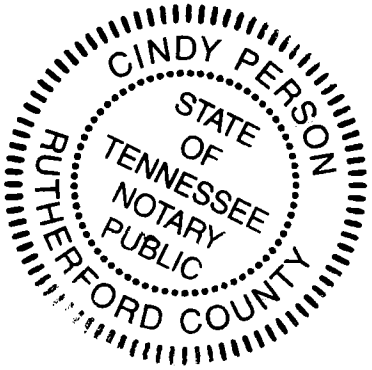
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $347,500.00, 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
15th day of June, 2023.

Notary Public
My commission expires: 4-19-2027
File No. 2023-5970-MR



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 6-15-2023.

Affiant Signature

6/16/2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16 day of June, 2023.

Notary Public

(SEAL)

My Commission Expires: 4-19-2027

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

900