Name and Address of New Owner:
The Secal Group, LLC
301 South Perimeter Park Dr., Suite 100
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1030088 DEEDWARRSP
07/24/2023 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230724-0056963

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-04-0-026

SPECIAL/LIMITED 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, **Thomas B. Donnell**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **The Secal Group, LLC, a Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

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

LAND in Davidson County, Tennessee, being Lots Nos. 14 and 15 on the Plan of George I. Waddey's State Normal Subdivision, not of record, described according to a survey made by W. B. Southgate, Surveyor, June, 1916, as follows:

BEGINNING at the southeast corner of 38th Avenue, North, and Alpine Street; thence with the easterly margin of said 38th Avenue, North, southwardly 100 feet to the comer of Lots Nos. 15 and 16; thence with the line between said two lots eastwardly 170 feet to the westerly margin of an alley; thence with said alley northwardly 100 feet to the southerly margin of said Alpine Street; thence with same westwardly 170 feet to the beginning.

Being the same property conveyed to Richard A. Northcutt, Trustee, by Quitclaim Deed dated November 2, 2005 from Thomas B. Donnell, heir of the Estate of Ruth Evelyn Donnell, recorded November 10, 2005 in Instrument No. 20051110-0136324, now within the same Quitclaim Deed, Richard A. Northcutt, Trustee, conveys all right and interest of title unto Thomas B. Donnell.

TO HAVE AND TO HOLD said real estate unto the Grantee, their 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 the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 21st day of July, 2023.

Thomas B. Donnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of July, 2023, before me personally appeared Thomas B. Donnell, 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 21st day of July, 2023.

JOHN ALFRED BELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

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 **$425,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Thomas B. Donnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of July, 2023.

Notary Signature
My commission expires: 3/3/25

CAROL DELLAM NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

202307240056963

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 July 21, 2023 (date of document).

Regina Sullo
Affiant Signature

July 24, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 24th day of July, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

202307240056963