This Instrument Prepared By:
Highland Title, LLC
879 GreenLea Blvd, Ste 102
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1038035 DEEDWARR
08/14/2023 12:21:30 PM 4 pgs
Fees: $23.00 Taxes: $10,360.00
20230814-0063009

WARRANTY DEED

Name and Address and New Owner:	Send Tax Bills To:	
FCFS TN, Inc. 1600 West 7th Street Fort Worth, TX 76102	New Owner	**Parcel ID** **119 05 0 278.00**

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Aaron T. Walker and wife, Robin M. Walker**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **FCFS TN, Inc, a Tennessee Corporation**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

LAND in the 6th Civil District of Davidson County, Tennessee, according to a survey made by Hickerson-Miller Engineers and Surveyors dated January 28, 1959, more particularly described as follows:

BEGINNING at a point in the Northerly margin of Joiner Avenue at an iron pin;

Thence South 88 degrees 51 minutes West a distance of 1 29.0 feet to a point;

Thence in an arc in a Northwest direction of 20.3 feet to a point in the Easterly margin of Nolensville Road North 26 degrees 30 minutes West a distance of 109.7 feet to an iron pin;

Thence North 63 degrees 35 minutes East 219. 7 feet to an iron pin;

Thence South 0 degrees 51 minutes West 203.5 feet to the point of beginning.

Being the same property conveyed to Aaron T. Walker and Robin M. Walker by Warranty Deed from Dale M. Garrett, dated January 31, 1997, filed February 4, 1997 in Book 10339, Page 303 Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

2023, and subsequent years, Davidson County Tennessee real property taxes

All matters shown on that certain ALTA Survey dated August 11, 2023, as prepared by American Surveying and Mapping, Inc. (the "Survey")

This is improved property known as 2612 Nolensville Pike, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 11 day of August, 2023

GRANTOR:

Aaron T. Walker

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Aaron T. Walker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of August, 2023.

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public:
Commission Expires: 8/19/25

GRANTOR:

Robin M. Walker By: Aaron T. Walker her attorney in Fact

Robin M. Walker
By: Aaron T. Walker, her Attorney in Fact

State of Tennessee
County of Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Aaron T. Walker, in his capacity as Attorney of Fact for Robin M. Walker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11 day of August, 2023.

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public:
Commission Expires: 8/19/25

OATH OF VALUATION

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$2,800,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

GRANTEE/Affiant:

FCFS TN, Inc., a Tennessee corporation

By: _____
Rick Wessel, its Chief Executive Officer

STATE OF TEXAS
COUNTY OF TARRANT

I, April Medina, a Notary Public of the County and State aforesaid, certify that **Rick Wessel** the Chief Executive Officer of FCFS TN, Inc, a Tennessee corporation, personally appeared before me this 11th day August, 2023, and acknowledged the execution of the foregoing instrument.

_____
NOTARY PUBLIC

APRIL MEDINA
Notary Public, State of Texas
Notary ID 13219096-6
My Commission Exp 09-27-2023

Certificate of Authenticity

Traci Miller does hereby make oath that I am alicensed attorney 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 August 11, 2023.

Traci Miller **Dated** August 11, 2023

State of Texas

County of Dallas

This instrument was acknowledged before me this 11th day of August, **2023** by **Traci Miller**.

Notary Public, State of Texas

Notary's Seal

JESSICA L. PUCKETT
Notary Public, State of Texas
Comm. Expires 06-29-2026
Notary ID 131625981