THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 1043671 DEEDWARR
08/29/2023 09 01 56 AM 5 pgs
Fees $28 00 Taxes $832 50
20230829-0067463

# GENERAL WARRANTY DEED

| Address New Owner(s): | Send Tax Bills To. | Map-Parcel Number(s): |
|---|---|---|
| Americare Properties, LLC<br>2553 Jordan Ridge Dr.<br>Nashville, TN 37228 | New Owner(s) | 050-06-0-049.00<br>050-06-0-072.00 |

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty-Five Thousand and 00/00 Dollars ($225,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KEVIN BRISCOE, a resident of the State of Nevada ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto AMERICARE PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The Subject Property is improved property known as 3629 and 3631 Village Trail, Nashville, Tennessee 37207 The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds himself and his heirs, successors and assigns, to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

*<Signatures and notary acknowledgments appear on the following pages >*

IN WITNESS WHEREOF, the undersigned has hereunto set his duly-authorized signature, effective as of the 25th day of August, 2023.

**GRANTOR:**

KEVIN BRISCOE

THE STATE OF NEVADA

COUNTY OF Clark

This instrument was acknowledged before me on this 24th day of August, 2023, by KEVIN BRISCOE.

Notary Public Signature

Print Danielle Nero

Title Notary Public

My Commission Expires 10/19/2024.

DANIELLE NERO
Notary Public - State of Nevada
County of Clark
Appt. No. 16-3931-1
My Appt Expires Oct 19, 2024

(Seal)

STATE OF TENNESSEE )

COUNTY OF Sumner )

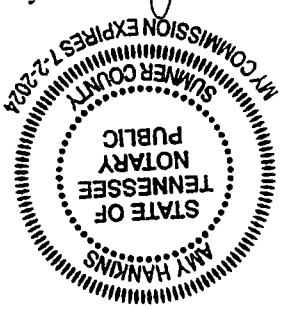
The actual consideration for this transfer or value of property conveyed (whichever is greater) is Two Hundred Twenty-Five Thousand and 00/100 Dollars ($225,000.00).

AFFIANT

Sworn to and subscribed before me, this 25th day of August, 2023.

Notary Public

My Commission Expires: 1/2/2024



## EXHIBIT A

## DESCRIPTION OF SUBJECT PROPERTY

Tract I:

LAND in Davidson County, Tennessee, being Lot 66A, as shown on the map entitled Zone Lot Division, Lot Nos. 66 & 67, Village by the Creek, Section 11, of record in Book 6200, page 138, amended in Plat Book 6250, page 469, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to KEVIN BRISCOE, AN UNMARRIED MAN, by deed from DOUGLAS K. UNMARRIED, of record in Instrument No. 20080408-0035353, dated April 4, 2008, said Register's Office.

Tract II:

LAND in Davidson County, Tennessee, being Lot No. 66B, on the Zone Lot Division of Lot Nos. 66 & 67 on the Plan of Village by the Creek, Section 11, as of record in Book 6200, page 138, amended in Plat Book 6250, page 469, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to KEVIN BRISCOE, AN UNMARRIED MAN, by deed from DOUGLAS K. UNMARRIED, of record in Instrument No. 20080408-0035351, dated April 4, 2008, said Register's Office.

## EXHIBIT B

## EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Matters shown on the Plan of record in Book 6200, page 138, amended in Plat Book 6250, page 469, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 6291, page 402, Book 6291, page 406 and Book 6291, page 414, said Register's Office.

5. Parties in possession under unrecorded leases.