Karen Johnson Davidson County
Batch# 1049397 DEEDWARRSP
09/13/2023 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $3,071.00
20230913-0071836

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-06-550
Parcel ID: 118 04 0 365.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Contemporary Care Solutions, LLC 1161 Murfreesboro Pike, Suite 517 Nashville, TN 37217	New Owner	Map/Parcel 118 04 0 365.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Diane Davis Wauford, a single woman,** ("Grantor") has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Contemporary Care Solutions, LLC, a Tennessee Limited Liability Company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2318 Kline Avenue, Nashville, TN 37211, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Being Lot No. 356 on the Plan of the Subdivision of Lot "A" in Grandview Heights, of record in Book 161, Page 169, Register's Office for said County.
>
> Said Lot No. 356 fronts 50 feet on the easterly side of Kline Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Diane Davis Wauford, by Executor's Special Deed, of record in Instrument No. 20211105-0148323, in the Register's Office of Davidson County, Tennessee, dated July 20, 2021, and recorded on November 5, 2021.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land, have a good right to convey it and I warrant the title against all persons claiming under me. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 12th day of September, 2023.

Diane Davis Wauford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2023, before me personally appeared Diane Davis Wauford, 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 12th day of September, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

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 pursuant to 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 $830,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12th day of September, 2023

Notary Public
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

Certificate of Authenticity

I, Holly Ray, 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 September 12, 2023.

Date

Holly Ray

Affiant Signature

9/13/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of September, 2023.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

