Karen Johnson Davidson County
Batch# 1076529 DEEDWARR
11/29/2023 02:51:27 PM 3 pgs
Fees: $18.00 Taxes: $493.95
20231129-0092212

Name and Address of New Owner:
Lunsford REI, LLC
1549 County Road 250
Niota, TN 37826

Send Tax Bills To:
Lunsford REI, LLC
1549 County Road 250
Niota, TN 37826

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 08110010500

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, **Henry J. Talley, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lunsford REI, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 22, on the Map of Cobbs' Subdivision of Lot No. 6 of the Harding Bosley Property of record in Book 161, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Henry J. Talley, a single person by Special Warranty Deed dated November 13, 1985, from Administrator of Veterans Affairs, an Officer of the Unites States of America, recorded December 4, 1985, in Book 6726, Page 139, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-EXIT-23-2520

unimproved _
This is improved x property, known as 2520 Santi Avenue, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 22nd day of November, 2023.

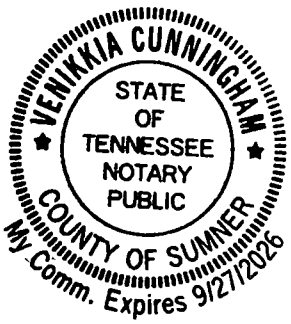
_____(SEAL)
Henry J. Talley

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 22nd day of November, 2023, before me personally appeared Henry J. Talley, 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 22nd day of November, 2023.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

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 $133,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Henry J. Talley

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 22nd day of November, 2023.

Notary Signature
My commission expires:

