NEW OWNER:
Ilolo Partners, LLC
109 International Dr., #101
Franklin, TN 37067

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-417

MAP & PARCEL
070-04-0-136

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1093358 DEEDWARR
01/24/2024 12:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20240124-0004776

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($350,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Katherine Ezell, an unmarried woman** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Ilolo Partners, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 29 and 30 on the map of J.B. Haynie's Dewey Heights Subdivision, as of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine Ezell, her heirs and assigns by Quit Claim Deed from Katherine Ezell and Wynn Flaming, as to the first part and Robert Greene, Trustee as to the second part of record as Instrument No. 20210917-0125571 in the Register's Office for Davidson County, Tennessee, dated September 9, 2021 and recorded on September 17, 2021.

Being also known as 2308 Ilolo Street, Nashville, TN 37207

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantor are lawfully seized and possessed of said property; that Grantor have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of January, 2024.

Katherine Ezell
Katherine Ezell

By: Bernice W Ezell
Bernice Ezell, Attorney-in-Fact
Pursuant to Power of Attorney of record
RODCT, Instrument No. 20210913-0122464

Katherine Ezell
Katherine Ezell

By: Charles Dillard
Charles Dillard, Attorney-In-Fact
Pursuant to Power of Attorney of record
RODCT, Instrument No. 20210913-0122464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Bernice Ezell and Charles Dillard**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that they executed the within instrument on behalf of, and as attorney-in-fact for, **Katherine Ezell**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of January, 2024.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 350,000.00

AFFIANT

Sworn to and subscribed to before me this 15th day of January, 2024.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 15, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

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

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY