WARRANTY DEED

Karen Johnson Davidson County
Batch# 1096644 DEEDWARR
02/01/2024 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240201-0007023

STATE OF Tennessee
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 1/31/24

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/25/26

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Closed LLC
6312 Highway 41A, Suite 104B
Pleasant View, TN 37146
File # 2023-940

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ayuda Investments, LLC	Ayuda Investments, LLC	009-00-0-146.00
8100 Greenbrier Road	8121 Ridgewood Road	
Joelton, TN 37080	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gregg C. Nicholson and Beth A. Nicholson, a married couple

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ayuda Investments, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, designated as Tract 41 on the survey of Kessinger & Associates, Engineers, dated April 10, 1979 and described as follows:

Beginning at an iron pin in the East margin of the Greenbrier Road, the northwest corner of a tract of land which belongs to Herman Nicholson, the southwest corner of this tract and continuing as follows; S 85° 53' 30" E, 474.97 feet to a point, a corner to Herman Nicholson; thence S 14° 37 19" N, 290.00 feet to a point in the line of H. E. Baxter, a corner to Herman Nicholson; thence S 85° 20' 02" E, 190.52 feet to an iron pin in the line of H. E. Baxter; thence S 84° 41' 48" E, 644.68 feet to an iron pin, a corner to H. E. Baxter; thence N on 03' 08" W, 446.26 feet to an iron pin in the line of H. E. Baxter; thence with a new line, N 84° 40' 25" W, 1232.27 feet to an iron pin in the East margin of Greenbrier Road; thence with the East margin

of Greenbrier Road as follows; S 9° 10' 30" E, 32.00 feet; thence S 0° 42' 22" W, 75.00 feet; thence S8° 06' 45" W, 65.00 feet to the point of beginning, containing 9.81 acres, more or less.

Being the same property conveyed to Herman Nicholson by Quitclaim Deed from Gregg C. Nicholson, dated April 14, 2021 and recorded April 26, 2021 in Instrument No. 20210426-0045841, Register's Office of Davidson County, Tennessee. Herman Nicholson, having died intestate on September 7, 2023, his interest in said property vesting in his heir at law, Gregg C. Nicholson, as shown in Affidavit of Heirship of record in Instrument No. 20231120-0090185, Register's Office for Davidson County, Tennessee.

This is property known as 8100 Greenbrier Road Joelton, TN 37080

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

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) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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 hand on 1/31/24.

Gregg C. Nicholson

Beth A. Nicholson

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, a Notary Public of said County and State, Gregg C. Nicholson and Beth A. Nicholson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 1/31/24.

NOTARY PUBLIC
My Commission Expires: 7/25/26

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

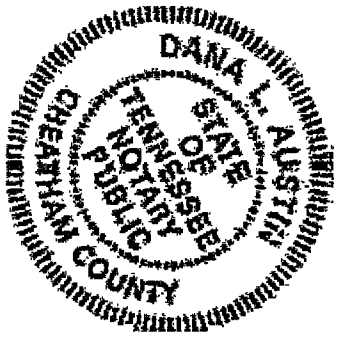
I, Elizabeth Levsen, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 31, 2024.

Elizabeth Levsen

Date: January 31, 2024

State of Tennessee
County of Cheatham

Sworn to and subscribed before me this January 31, 2024.



Notary Public
My Commission Expires: 7/25/26