Karen Johnson Davidson County
Batch# 1135459 DEEDWARR
05/15/2024 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240515-0036059

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240447500

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Amanda Allen
Affiant

Subscribed and sworn to before me, this 10th day of May, 2024.

Brooke Hicks
Notary Public
My Commission Expires: 5-9-26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicolas Chiron Ricard 1312 Lenore St Nashville TN 37206	Citizens Bank 1 Citizens Plaza Providence, RI 02903	Tax Parcel ID No. 094 01 0 254.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stafford Opportunity Zone Investing, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicolas Chiron Ricard, a married man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 69 on the Map of A REVISION OF A PART OF SECTION ONE REVISED SHELBY HEIGHTS, as of record in Plat Book 2854, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 begins at a point in the Southerly margin of Lenore Street, the common front corner of Lots Nos. 68 and 69; thence Eastwardly with said margin 40 feet to a concrete monument which marks the beginning of a curve with a radius of 15 feet; thence around said curve to the East and then to the South 22.79 feet to a concrete monument in the West margin of an alley; thence with said alley South 26 degrees 13 minutes East 116.60 feet to a point; thence South 83 degrees 06 Minutes West 74.82 feet to the common rear corner of Lots Nos. 68 and 69; thence with the line between said lots Northwardly 111.7 feet to the beginning.

Being the same property conveyed to Stafford Opportunity Zone Investing, LLC, a Tennessee limited liability company, by Warranty Deed from Joyce Alene Hester, unmarried, of record in Instrument No. 20220801-0087086, in the Register's Office of Davidson County, Tennessee, dated July 28, 2022 and recorded on August 01, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A Revision of a Part of Section One Revised Shelby Heights, as recorded in Plat Book 2854, Page 69.

This is improved property located at 1312 Lenore St Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9 day of May, 2024.

Stafford Opportunity Zone Investing, LLC

BY: _____
Michael Stafford, Chief Operating Member

BY: _____
Tammi Stafford, Secretary

STATE OF FL
COUNTY OF Okaloosa

Before me, the undersigned, of the State and County aforesaid, personally appeared Michael Stafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Operating Member (or other officer authorized to execute the instrument) of Stafford Opportunity Zone Investing, LLC, the within named bargainor, and that he as such chief operating member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid chief operating member.

Witness my hand and official seal, this 9 day of May, 2024.

_____
Notary Public
My Commission Expires: _____

ROBERT P. LYNCH
MY COMMISSION # HH 466197
EXPIRES: December 17, 2027

STATE OF FL
COUNTY OF Okaloosa

Before me, the undersigned, of the State and County aforesaid, personally appeared Tammi Stafford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary (or other officer authorized to execute the instrument) of Stafford Opportunity Zone Investing, LLC, the within named bargainor, and that she as such secretary has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid secretary.

Witness my hand and official seal, this 9 day of May, 2024.

_____
Notary Public
My Commission Expires: _____

ROBERT P. LYNCH
MY COMMISSION # HH 466197
EXPIRES: December 17, 2027

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 9, 2024**.

Affiant Signature

May 15, 2024

State of TENNESSEE

County of DAVIDSON

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

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25