Karen Johnson Davidson County
Batch# 1139635 DEEDWARR
05/28/2024 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20240528-0039136

ADDRESS NEW OWNER: FHT Enterprises 18, LLC, a Delaware limited liability company
1107 FAIR OAKS AVE #503
SOUTH PASADENA, CA 91030

SEND TAX BILL TO: CASH

MAP-PARCEL NOS. 117-12-0-057.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

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 all of which are hereby acknowledged, We, **A. Dennis Loyd and Shirley N. Loyd, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **FHT Enterprises 18, LLC, a Delaware limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 5 of Block "A" on the Plan of Clairmont Subdivision of record in Book 974, page 8, Register's Office of Davidson County, Tennessee.

Said Lot No. 5 fronts 75 feet on the northerly side of Woodmont Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to A. Dennis Loyd and wife, Shirley N. Loyd by Warranty Deed from Phillip Saindon, Trustee, of record in Book 4330, page 488, dated May 1, 1969 and recorded May 5, 1969, Register's Office for Davidson County, Tennessee.

A. Dennis Loyd is one and the same person as Allen Dennis Loyd.

This is property with a common address of 1508 Woodmont Blvd., Nashville, TN 37215.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and assumed by the Grantee at closing.(2) All matters as shown on the Plan of Block "A" on the Plan of Clairmont Subdivision of record in Book 974, page 8, Register's Office of Davidson County, Tennessee.(3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3966, page 175, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of May 2024.

Allen Dennis Loyd by Lucinda L. Burris, Attorney in Fact

Allen Dennis Loyd by Lucinda L. Burris, Attorney in Fact

Shirley N. Loyd

Shirley N. Loyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May 2024, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lucinda L. Burris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is executing this document on behalf of the Principal, Allen Dennis Loyd, as Principal's free act and deed and as the Attorney-in-Fact of Allen Dennis Loyd , and is authorized by him to execute this instrument on his behalf by virtue of a Durable Power of Attorney recorded in Instrument No. 202405280039135____, in said Register's Office.

Witness my hand and official seal at office, this 24th day of May 2024.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Shirley N. Loyd,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 24th day of May 2024.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $775,000.00.

Affiant

Subscribed and sworn before me this 24th day of May 2024.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2405-070

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 24th, 2024** (date of document).

Cindy S. Smith, Affiant

05/24/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 24th day of May, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026