Karen Johnson Davidson County
Batch# 1158350 DEEDWARR
07/15/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240715-0053151

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

IRENE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 12th day of July, 2024.

Notary Public
My Commission Expires: 10/20/2026

File No.: 2024-936

Address of New Owner:	Send Tax Bills to:	Tax Information:
Emma Nell Lansworth	ServisFirst Bank	
204 Scott Avenue, Nashville, TN 37206	2500 Woodcrest Pl. Birmingham AL 35209	083-06-0-197.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

204 Scott LLC, a designated series of Happy Places LLC, a Tennessee limited liability company

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Emma Nell Lansworth, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the north part of Lot "C" on the Plan of Brownsville First Subdivision of record in Plat Book 21, Page 112, in the Register's Office for Davidson County, Tennessee.

Said North part of Lot "C" fronts 50.0 feet on the easterly margin of Scott Avenue and extends back between parallel lines, 150.00 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to 204 Scott LLC, a designated series of Happy Places LLC, a Tennessee Limited Liability Company by Warranty Deed from Jill Hatleberg, unmarried of record in Instrument No. 20160505-0044682, in the Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 05, 2016. 204 Scott LLC, a designated series of Happy Places LLC, a Tennessee limited liability company, makes this conveyance in furtherance of winding down the affairs of the limited liability company.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 204 Scott Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEES, 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 hands this 11th day of July, 2024.

204 Scott LLC, a designated series of Happy Places LLC, a Tennessee limited liability company

By: Ronald David Sesler - Sole Member
Ronald David Sesler

STATE OF SOUTH CAROLINA
COUNTY OF Jasper

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ronald David Sesler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole member of 204 Scott LLC, a designated series of Happy Places LLC, a Tennessee limited liability company, and that he is authorized by 204 Scott LLC, a designated series of Happy Places LLC, to execute this instrument on its behalf.

Witness my hand and official seal at Jasper County, South Carolina, this 11th day of July, 2024.

Notary Public at Large

My commission expires: 3/10/27

JEREMY T McDONNELL
Notary Public, State of South Carolina
My Commission Expires
March 10, 2027

Certificate of Authenticity

I, Kinkra Spann, 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 7/11/2024.

Date

Affiant Signature

7/12/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of July, 20 24.

Notary's Signature

My Commission Expires: Feb 23, 25

Date

Notary's Seal (if on paper)

A. VOGLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY