Name and Address of New Owner:
Lunsford REI, LLC
1025 42nd Avenue North
Nashville, TN 37209

Send Tax Bills To:
NEW OWNER

Karen Johnson
Batch # 1166439
08/05/2024 12:52:45 PM
Fees: $18.00 Taxes: $1,036.00
Davidson County
DEEDWARR
3 pgs
20240805-0059511

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-08-0-095

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brian Gainous, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lunsford REI, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of L.H. Davis Subdivision of Lot No. 41 of Clifton Plan, as of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian Gainous by Quitclaim Deed dated May 11, 2023 from Ashley Joanice Toney and Cornelius Marcello Yarber, recorded May 18, 2023 in Instrument No. 20230518-0037362 in the Register's Office.

BEING the same property conveyed to Charles W. Toney and wife, Linda G. Toney by deed from Earl W. Brack and wife, Alvero Brack, of record in Deed Book 6452, Page 641, Register's Office for Davidson County, Tennessee. Next, the same property purchased by Brian Gainous, via tax sale by the Clerk and Master for Davidson County, Tennessee with a Report of Sale of record as Instrument No. 20220623- 0072079, said Register's Office. The purpose of this Deed is to Quiet Title as to all right, title, and interest that Ashley Joanice Toney and Linda Gail Toney may have in the property, by vesting any such interest in Brian Gainous.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2024.

Brian Gainous by (SEAL)
Brian Gainous by Dellana Lowhorn, AIF
Her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Dellana Lowhorn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Brian Gainous, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Brian Gainous by herself as Attorney in Fact.

Witness my hand, at office, this 29th day of July, 2024.

Tammy Shattuck
Notary Signature
My commission expires: 5/20/26

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of July, 2024.

Notary Public
My commission expires: 10/4/2027
File No. 2024-7088-TS

