Name and Address of New Owner:
Prosperous Enterprise, LLC
2727 Alameda Street
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1216022 DEEDWARR
12/13/2024 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,979.50
20241213-0096970

Send Tax Bills To:
NEW OWNER

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

Map & Parcel No: 083-02-0-278

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, **Emma Jean Allen fka Jean Bryan, a widow, not since remarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Prosperous Enterprise, LLC, a Tennessee 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:

Being Lot No. 3 on the Plan of Matthews Place, as of record in Book 1424, Page 61.

Said Lot No. 3 fronts 60 feet on the westerly margin of Matthews Place and extends back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to Jean Bryan, a widow, by Warranty Deed dated March 18, 1971 from Duncan J. Basford and wife, Dorris P. Basford, recorded March 19, 1971 in Book 4487, Page 376 in the Register's Office.

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 9th day of December, 2024.

Emma Jean Allen (SEAL)
Emma Jean Allen fka Jean Bryan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of December, 2024, before me personally appeared Emma Jean Allen fka Jean Bryan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of December, 2024.

Notary Signature
My commission expires: 3/3/25



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 $535,000.00, 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
9th day of December, 2024.

Notary Public
My commission expires: 9·5·2028
File No. 2024-7482-TS



Certificate of Authenticity

I, Holly A. Mason, 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 December 9, 2024.

Affiant Signature

12/9/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of December, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026