Name and Address of New Owner:
In Clover LLC
3848 Hutson Avenue
Nashville, TN 37216

Send Tax Bills To:
SAME AS ABOVE

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

Map & Parcel No: 061-10-0-032

Karen Johnson Davidson County
Batch# 1303524 DEEDWARR
07/30/2025 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $562.40
20250730-0060106

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, **Benjamin Chase, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **In Clover LLC, a Tennessee limited liability company** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 182 on the map of Maplewood Heights Second subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee.

Said Lot fronting 100 feet on the Easterly margin of Hutson Avenue and running back between parallel lines Eastwardly 250 feet to a dead line.

Being the same property conveyed to Benjamin Chase, LLC, a Tennessee limited liability company by Warranty Deed from Michael Anthony Duncan, a one half (1/2) undivided Interest and Donald Stevens, a one half (1/2) undivided Interest as tenants in common with right of survivorship of record in Instrument No. 20230607-0043365 Register's Office for Davidson County, Tennessee, dated June 01, 2023 and recorded on June 07, 2023.

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 25th day of July, 2025.

Benjamin Chase, LLC, a Tennessee limited liability company

By:_____(SEAL)
Joshua Norris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2025, before me personally appeared Joshua Norris of Benjamin Chase, LLC, a Tennessee limited liability company, 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 25th day of July, 2025.

Notary Signature
My commission expires:

REGINA V. SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 $152,000.00, 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 25th day of July, 2025.

Notary Public
My commission expires:_____
File No. 2025-8189-MA

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Certificate of Authenticity

I Adde Dilworth, 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 July 25, 2025.

Date

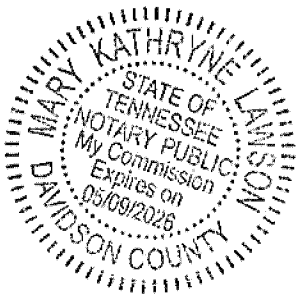
Affiant Signature 07/25/2025
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 25th day of July, 2025.

Notary's Signature

My Commission Expires: _____
Date



Notary's Seal (of on paper)