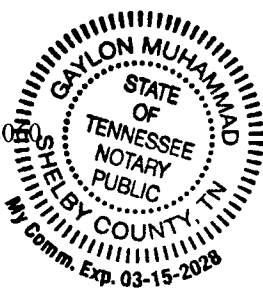


Owner(s) Name and Address: Robert Street and Samantha G. Street 280 Highland Park Cv Oakland, TN 38060 Property Address: 280 Highland Park Cv, Oakland, TN 38060 Send Tax Bills To: Pinnacle Bank, a Tennessee Bank 150 3 rd Avenue South, Suite 1000 Nashville, TN 37201 Tax Parcel No: 080I B 018.00	 I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, <u>\$488,500.00</u> , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. Affiant <u>[Signature]</u> Subscribed and sworn to before me, this 16th day of December, 2024. Notary Public <u>[Signature]</u> My commission expires: _____
THIS INSTRUMENT PREPARED BY: Southern Trust Title Company 7500 Capital Drive Germantown, TN 38138 File No.: 2024-50 2024-50	

**CORPORATE FORM
WARRANTY DEED**

THIS INDENTURE, made and entered into this **16th day of December, 2024**, by and between
Bluff City Builders, LLC, a Tennessee Limited Liability Company, (“Grantor”), and
Robert Street and Samantha G. Street, husband and wife, (“Grantees”),

WITNESSETH: That for and in consideration of (\$10.00) and other valuable consideration cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantees the following described real estate, situated and being in the county of Fayette, state of Tennessee:

Lot 18, HIGHLAND PARK SUBDIVISION, as recorded in Plat Book 11, Page 215 in the Register's office of Fayette County, Tennessee to which plat reference is hereby made for a more particular description of said lots.

Being a portion of the same property conveyed to Bluff City Builders, LLC, A Limited Liability Company, by Corporate form Warranty Deed from Valleybrook Development, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 22001123, in the Register's Office of Fayette County, Tennessee, dated February 07, 2022 and recorded on February 11, 2022. Also see Scrivener’s Affidavit recorded in Instrument No. 22001524, in the Register’s Office of Fayette County, Tennessee.

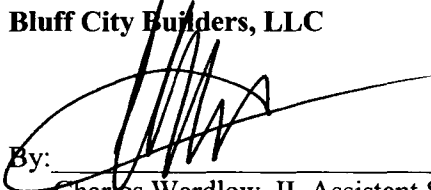
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees, heirs, successors and assigns in fee simple forever; and the Grantor does hereby covenant with the said Grantees that the Grantor has lawfully seized in fee simple of the afore described real estate; that the Grantor has good right to sell and convey the same; that the same is unencumbered except for:

Subdivision and/or condominium restrictions including but not limited to any declaration covenants conditions and restrictions, master deed or recorded plat, building lines and easements of record as of the date of the purchase and sale agreement, zoning ordinances and/or restrictions or requirements imposed by governmental authorities, and any subsequent year’s taxes not yet due and payable, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

The word "Grantor" and/or Grantee" as used herein shall mean "Grantors" and/or “Grantees" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officer(s) the day and year first above written.

Bluff City Builders, LLC

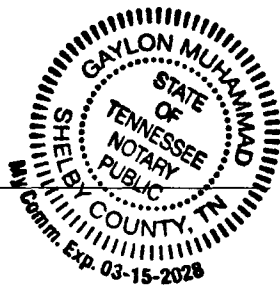
By: 
Charles Wardlow, II, Assistant Secretary

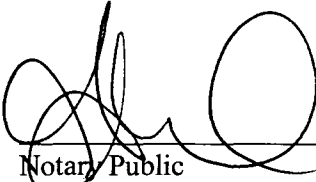
STATE OF TENNESSEE,
COUNTY OF SHELBY,

Before me, the undersigned, Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charles Wardlow, II with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assistant Secretary of Bluff City Builders, LLC, the within named bargainor, and that he/she as such Assistant Secretary, executed the foregoing instrument for the purposes therein contained by signing the name of Bluff City Builders, LLC by himself/herself as Assistant Secretary.

WITNESS my hand and Notarial Seal this 16th day of December, 2024.

My commission expires:




Notary Public

24007389	
3 PGS:AL-WARRANTY DEED	
EDDIE BATCH: 136482	
12/17/2024 - 10:48 AM	
VALUE	488500.00
MORTGAGE TAX	0.00
TRANSFER TAX	1807.45
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1825.45
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	

FAYETTE COUNTY
TRANSFER

DEC 17 2024

MARK WARD
ASSESSOR OF PROPERTY
BY Mark Ward