Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 315691 DEEDWARR
11/14/2019 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $791.80
20191114-0117599

WARRANTY DEED

Effective as of **October 24 2019,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **George Ashton Jennings and Parker McCracken, tenants in common,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MUPR 3 ASSETS, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot 3 on the Plan of River Glen Phase 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 7, is submitted by Declaration of Submission of Record in Instrument No. 20040713-0083147, Register's Office for Davidson County; Tennessee.

This real property being all or part of the property conveyed to Grantor by Quit Claim Deed of record in Instrument No. **200415-0034433** in the Register's Office of **Davidson County,** Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in 200400212-0016958, Book 6900, Page 650, Book 6900, Page 651, Book 6900, Page 671; declaration of covenants, conditions and restrictions recorded at Book 7566, Page 571, Book 8069, Page 158, Instrument Nos. 20040713-0083147, 20040915-0111299, 20040915-0111301, 20040713-0083148, 20020425-0051348; easements of record in Book 3961, Page 681, Book 7061, Page 196, Book 7296, Page 484, Book 11030, Page 731, Instrument No. 20010816-0088874; all of record in the Register's Office of **Davidson County,** Tennessee; and and **2020 Davidson County,** Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Davidson County, State of TN on this 29 day of October, 2019.

GRANTORS:

George Ashton Jennings

Parker McCracken

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **George Ashton Jennings and Parker McCracken,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 29 day of October, 2019.

LAURA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
10/2/23

New Owner Name and Address to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2609 River Meade Way Nashville, TN 37214 Mail tax bills to: MUPR 3 ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: **052-13B-318.00**	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $214,000.00 AFFIANT Subscribed and sworn to before me this 30th day of October, 2019. NOTARY PUBLIC Commission expires: July 3, 2021

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

201911140117599

I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

