Karen Johnson Davidson County
Batch# 330898 DEEDWARR
12/17/2019 12:52:30 PM 5 pgs
Fees: $28.00 Taxes: $669.70
20191217-0130160

WARRANTY DEED

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$181,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-4-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cheyenne Investments, LLC	Cheyenne Investment, LLC	082 12 0170.00
(NAME)	(NAME)	
140 Ridgewood Lane	140 Ridgewood Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Bell, Brenda Hooks, Donald Bell, Anita White, Annetta Bell, Anthony Bell, John Perkins, Valencia Perkins and Darryl Crook the Heirs at Law of Mary Bell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cheyenne Investments, LLC a Tennessee limitey liability company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot #3 on the Plan of F. O. Beazley's Subdivision of the Vaughn Tract, as of record in Plan Book 2, page 105, Chancery Court of said County, to which plat reference is hereby made for a more complete description thereof.

Said lot #3 fronts 50 feet on the westerly side of McFerrin Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Bell and Carl A. Hooks by Warranty Deed from Calvin A. Buchman and wife, Libby S. Buchman dated July 13, 1979 and recorded July 18, 1979 in Book 5467, Page 102, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mary Bell by Quitclaim Deed from Carl A. Hooks and wife, Brenda Hooks dated June 6, 1985 and recorded June 12, 1985 in Book 6579, Page 703, in said Register's Office for Davidson County, Tennessee. ***The said Mary Bell having died on November 23, 2015; Affidavits of Heirship prior hereto of record in Instruments Numbered*** 201912170130152_____ , 201912170130153_____, 201912170130154_____, 201912170130155_____, 201912170130156_____, 201912170130157 _____. ***Robert Bell, Brenda Hooks, Donald Bell, Anita White, Annetta Bell, Anthony Bell, John Perkins, Valencia Perkins and Darryl Crook were established as Heirs at Law of Mary Bell***

File Number: MFR-1911864FC

This conveyance is subject to ~~(a) all~~ restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 604 McFerrin Ave., Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 our hands this 14th day of December, 2019

Heirs at Law of Mary Bell

Robert Bell
Robert Bell

Brenda Hooks
Brenda Hooks

Donald Bell
Donald Bell

Anita White
Anita White

Annetta Bell
Annetta Bell

Anthony Bell by Robert Bell, Attorney in Fact
Anthony Bell
by Robert Bell, Attorney-in-Fact

John Perkins
John Perkins

Valencia Perkins
Valencia Perkins

Darryl Crook by Sharron Branch, Attorney-in-Fact
Darryl Crook
by Sharron Branch, Attorney-in-Fact

File Number: MFR-1911864FC

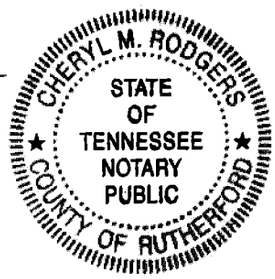
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Bell** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 14th day of December, 2020.

Cheryl M Rodgers
Notary Public at Large

Commission Expires: 12-22-19



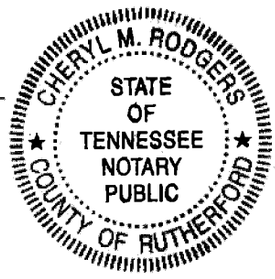
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda Hooks** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 14th day of December, 2020.

Cheryl M Rodgers
Notary Public at Large

Commission Expires: 12-22-19



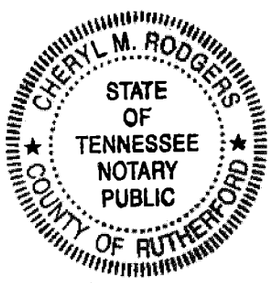
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald Bell** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 14th day of December, 2020.

Cheryl M Rodgers
Notary Public at Large

Commission Expires: 12-22-19



File Number: MFR-1911864FC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anita White** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 14th day of December, 2020.

Cheryl M Rodgers
Notary Public at Large

Commission Expires: 12-22-19

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Annetta Bell** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 14th day of December, 2020.

Cheryl M Rodgers
Notary Public at Large

Commission Expires: 12-22-19

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson
CP

Before me, the undersigned Notary, personally appeared **Robert Bell** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Anthony Bell,** and who acknowledge that he executed the same as the free act and deed of the said **Anthony Bell,** by virtue of a Power of Attorney, duly executed and appearing of record in Record Book 201912170130159, said Register's Office.

Witness my hand and official seal at Murfreesboro, Tennessee, this 14th day of December, 2020.

Cheryl M Rodgers
NOTARY

MY COMMISSION EXPIRES: 12-22-19

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File Number: MFR-1911864FC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Perkins** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 14th day of December, 2020.

Notary Public at Large

Commission Expires: 12-22-19

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Valencia Perkins** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 14th day of December, 2020.

Notary Public at Large

Commission Expires: 12-22-19

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson
(CP)

Before me, the undersigned Notary, personally appeared **Sharron Branch** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Darryl Crook**, and who acknowledge that he/she executed the same as the free act and deed of the said **Darryl Crook**, by virtue of a Power of Attorney, duly executed and appearing of record in Record Book 20191217013015 8, said Register's Office.

Witness my hand and official seal at Murfreesboro, Tennessee, this 14th day of December, 2020.

Notary Public at Large

Commission Expires: 12-22-19

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

File Number: MFR-1911864FC

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)