This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 358393 DEEDWARR
02/14/2020 10:53:29 AM 3 pgs
Fees: $18.00 Taxes: $1,398.60
20200214-0017121

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $378,000

~~Affiant~~ Signature

Subscribed and sworn to before me on this the 7 Day of February, 2020

Notary Public

My Commission expires 02 / 06 / 20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

NAME AND ADDRESS OF PROPERTY OWNER:
Melissa Cobb
2326 Shadow Lane
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 070305012900

WARRANTY DEED

20NT00045

Effective the 7th Day of February, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Munchkin Management LLC, a Tennessee Limited Liability Company

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Melissa Cobb, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Riverwood Heights Subdivision, as of record in Book 1835, Page 42, Register's Office for said County.

Beginning at a point in the Southerly margin of Shadow Lane, the common corner of lots 16 and 17; thence with the line between said lots, Southerly 150 feet to the Northerly line of lot 39; thence with the line between lots 16 and 39, Easterly 75 feet to the Westerly margin of Happy Hollow Drive; thence with said Drive, Northerly 120 feet to the beginning of a curve; thence around said curve, Northwesterly 47.12 feet to the South margin of Shadow Lane; thence with the margin of said Lane, Westerly 45 feet to the beginning.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Munchkin Management LLC, a Tennessee Limited Liability Company, by Warranty Deed from Horace E. Luckett, a single man, dated 06/07/2017 and recorded 06/19/2017 as Document No.20170619-0060990, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2326 Shadow Ln, Nashville, TN 37216

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: F-BMR-20-2326

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 25 day of January, 2020

Munchkin Management, LLC by John Burch, Sole Member

State of Tennessee}
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John Burch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Munchkin Management, LLC, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 25 day of January 2020.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

State of Tennessee}
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared John Burch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Munchkin Management, LLC, the within named bargainer, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member. (or other authorized officer).

Witness my hand, at office, this 25 day of January, 2020.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021