Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 364570 DEEDWARR
02/27/2020 11:06:43 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20200227-0021907

WARRANTY DEED	STATE OF NJ COUNTY OF PASSAIC THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF Feb, 20 20 Notary Public MY COMMISSION EXPIRES: 8.31.2020 (AFFIX SEAL)

SELMA BAYRAM
Notary Public, State of New Jersey
My Commission Expires
August 31, 2020

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terrell Pickett	New Owner	
(NAME)	(NAME)	08115033100
1702 Knowles St. (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Midpoint Property LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terrell Pickett, single man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 No. Twenty-Six (26) on the Plan of Map of Bransford Realty Co.'s Resubdivision of Part of Manlove's Addition of record in Plat Book 421, Page 53 (erroneously referred to as Plat Book 491 in prior deed) in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Midpoint Property, LLC by virtue of that certain Quit Deed dated October 23, 2019, and being of record at Instrument No. 20191030-0111488 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Mast Ship Trading Co. by virtue of Warranty Deed dated April 15, 2019 at Instrument No. 20190416-0034762 in the said Register's Office.

Being the same property previously conveyed to James L. Smith, Jr. by virtue of Quit Claim Deed recorded August 31, 2016 at Instrument No. 20160831-0091619 and Order at Instrument No. 20181207-0119311 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 421, Page 53, in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is ~~unimproved~~ improved x property, known as 1702 Knowles St. Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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 my hand this 21st day of February, 2020.

MIDPOINT PROPERTY, LLC

Seyfullah Ordueri, Member

STATE OF ~~TN~~ NJ
COUNTY OF ~~Davidson~~ PASSAIC

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Seyfullah Ordueri with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of Midpoint Property, LLC, the within named bargainor, 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 member.

WITNESS my hand and official seal at office this 21st day of February, 2020.

Notary Public

My Commission Expires: 8.31.2020

SELMA BAYRAM
Notary Public, State of New Jersey
My Commission Expires
August 31, 2020