Karen Johnson Davidson County
Batch# 414938 DEEDWARR
06/15/2020 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20200615-0061167

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Ether Collective, LLC and AMPM Solutions, Inc.	Ether Collective, LLC and AMPM Solutions, Inc.	048-00-0-160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Zenis R. Childress, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ether Collective, LLC, a Tennessee Limited Liability Company and AMPM Solutions, Inc., a Corporation,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 1 on the Plan of McCool Road Subdivision of record in Book 5200, Page 379, Register's Office for Davidson County, Tennessee, described as follows.

Beginning at a point approximately 167.96 feet south of McCool Road's southern right-of-way line being the western margin of a private road (McCool Drive), thence South 64 degrees 29 minutes 20 seconds East, 335.23 feet to a point along west margin of said drive; thence South 61 degrees 11 minutes 40 seconds East, 146.88 feet to a point; thence South 57 degrees 54 feet East, 190.19 feet to a concrete monument; thence leaving McCool Drive South 34 degrees 06 minutes 16 seconds West, 397.58 feet to a point; thence North 75 degrees 10 minutes West, 172.63 feet to a point; thence South 89 degrees 38 minutes West, 103.7 feet to a point; thence South 62 degrees 50 minutes West, 30 feet to the southwest corner; thence North 25 degrees 44 minutes 30 seconds West, 451.81 feet to a concrete monument being the northwest corner; thence North 55 degrees 08 minutes East, 201.98 feet to a concrete monument; thence North 24 degrees 06 minutes West, 102.04 feet to the point of beginning, containing 5.969 acres, more or less.

This is the same legal description as the prior conveyance.

Being the same property conveyed to Zenis R. Childress, unmarried, by Warranty Deed by Donald W. McCool, executed on November 17, 1987 and filed for record on November 18, 1987, in Record Book 7406, Page 299, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of June, 2020.

Zenis Childress (SEAL)
Zenis Childress

STATE OF TENNESSEE
COUNTY OF Cocke

On this 3rd day of June, 2020, before me personally appeared Zenis Childress, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2020.

Notary Signature
My commission expires: Jonathan Stewart Commission Expires 02/06/2023

JONATHAN STEWART
STATE OF TENNESSEE NOTARY PUBLIC
JEFFERSON COUNTY

Notary Public
notary@whitepinenotary.com
www.whitepinenotary.com
865-283-1843

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jenis Childress
(Affiant)

Notary Public
notary@whitepinenotary.com
www.whitepinenotary.com
865-283-1843

Sworn to and subscribed before me this
3rd day of June, 2020.

Notary Public
My commission expires: Jonathan Stewart Commission Expires 02/06/2023
File No. 2020-31

JONATHAN STEWART NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF JEFFERSON

True Copy Certification

I, Matthew Anderson, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Anderson
Notary's Signature

My Commission Expires: July 3rd, 2023

TAYLOR ANDERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 3, 2023