I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$240,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me on this the 30th day of June, 2020.

4-16-23

REGISTER OR NOTARY PUBLIC

PAUL KEVIN CARTER STATE OF TENNESSEE NOTARY PUBLIC HENDERSON COUNTY

Karen Johnson Davidson County
Batch# 431152 **DEEDWARR**
07/06/2020 12:45:37 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20200706-0072358

MAP 091 GROUP 09 PARCEL 080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars the receipt of which is hereby acknowledged, the Grantor, **Deborah J. Raines,** has bargained and sold and by these presents confirm, sell, transfer and convey unto the said **MM&J Properties, Inc.**, its assigns, the following tract or parcel of real estate located in the 20th Civil District of Davidson County, Tennessee, more particularly bounded and described as follows, to-wit:

Being the Easterly 75 feet of the Northerly 150 feet of Lot No. 8, on the Plan T. M. Nall's Subdivision of Lots Nos. 18, 19 and 20 of the B. F. Cockrill Farm, as of record in Book 421, Page 63, Register's Office for said County. Said part of Lot No. 8 fronts 75 feet on the Southerly side of Robertson Street and runs back between parallel lines with the Westerly margin of Stevenson, formerly Nall Avenue, 150 feet to a dead line.

Being the same property conveyed to Billy R. Raines and wife, Deborah J. Raines, by Warranty Deed from Josie Waller, a widow, of record in Book 6488, Page 715, in the Register's Office of Davidson County, Tennessee, dated February 06, 1985 and recorded on February 07, 1985. The said Billy R. Raines died on February 20, 2012. Affidavit of Heirship record in Instrument No. 20120320-0023679, in the Register's Office of Davidson County, Tennessee.

This parcel is subject to plat of record in Plat Book 421, page 63 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD, the same, with all of the appurtenances, estate, title and interest thereto belonging unto the said **MM&J Properties, Inc.**, its assigns, forever in fee simple, with whom she covenant that she is lawfully seized and possessed thereof in fee simple with a good and lawful right to sell and convey same unencumbered.

I further covenant and bind myself, my heirs and personal representatives, to warrant and forever defend the title thereto unto the said **MM&J Properties, Inc.**, its assigns, against the lawful claims of all persons whomsoever.

PREPARED BY
CARTER STANFILL
& ASSOCIATES, PLLC
ATTORNEYS AT LAW
25 NATCHEZ TRACE DR.
P. O. BOX 476
LEXIN ON, TN 38351

WITNESS MY HAND on this the _____ day of June, 2020.

Deborah J. Raines

Deborah J. Raines

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, a Notary Public, of the state and county mentioned, personally appeared **Deborah J. Raines**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the within named bargainor, and has executed the foregoing instrument for the purpose therein contained, by personally signing this document.

WITNESS MY HAND AND OFFICIAL SEAL at Office in Lexington, Tennessee, this 30th day of June, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/20/22

MATTHEW DICKSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 07/20/2022
COUNTY OF DICKSON

No new survey provided, legal taken from prior deed.

Name of owners and persons responsible for payment of real property taxes:
MM&J Properties, LLC
335 Eastern Shores
Lexington, TN 38351

File No. 2020551

PREPARED BY
CARTER STANFILL
& ASSOCIATES, PLLC
ATTORNEYS AT LAW
25 NATCHEZ TRACE DR.
P. O. BOX 476
LEXINGTON, TN 38351