Prepared by and Return to:
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

148491

The actual consideration or value, whichever is greater, for this transfer is $ 250,000.00

Affiant

NICHOLAS S. HOWELL TENNESSEE NOTARY PUBLIC My Comm Exp. 10-22-2023 COUNTY OF RUTHERFORD

Subscribed and Sworn before me this 10th

Notary Public

My commission expires: 10-22-23

Karen Johnson Davidson County
Batch# 437689 DEEDWARR
07/15/2020 10:01:14 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20200715-0077279

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
HOK Remodeling, LLC 8309 Parkfield Dr. Nolensville, TN 37135	The same	119-14-0-110

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, **Windell Mohon, Trustee, of the 3004 Simmons Avenue Trust, a land trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **HOK Remodeling, LLC,** "the Grantee," the following described real estate in Davidson, Tennessee:

Being Lot No. 36, Block A, on the Plan of Woodbine Courts, of record in Book 1130, pages 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Premier Consulting Inc, Trustee of the 3004 Simmons Avenue Trust dated August 20,201 1 by Warranty Deed from Robert W, Shankle, of record in Instrument No. 201 10909-0070143, Register's Office for Davidson County, Tennessee. Further conveyed to Windell Mohon, Trustee of the 3004 Simmons Avenue Trust, a land trust, by Quitclaim Deed dated April 8, 2019, of record in Instrument No. 20190411-0033234, said Register's Office.

This improved property more commonly known as 3004 Simmons Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 10th day of July, 2020

3004 Simmons Ave. Trust, a land trust

By: Windell Mohon as Trustee
Windell Mohon, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, of the state and county mentioned, personally appeared Windell Mohon , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the 3004 Simmons Avenue Trust, and as such Trustee acknowledged that he is authorized to execute the foregoing instrument on behalf o the 3004 Simmons Avenue Trust, the within named bargainor, a limited liability company, and that he as such Trustee executed the foregoing for the purposes therein contained by signing the name of the limited liability company by himself as Trustee.

Witness my hand and seal at office in Murfreesboro, Tennessee, this 10th day of July, 2020.

Notary Signature

My commission expires: 10-22-22

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD