Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7829
AP

Karen Johnson Davidson County
Batch# 439011 DEEDWARR
07/16/2020 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.13
20200716-0077966

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $344,900.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2020.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Parker L. Humphrey Russell Drew Higginbotham 5801 Mackie Place Nashville, TN 37209	Cardinal Financial Company, Limited Partnership PO Box 0054 Palatine, IL 60055-0054	091-10-0-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **MKN Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Parker L. Humphrey and Russell Drew Higginbotham, wife and husband**, hereinafter called the Grantee(s), his/her/their 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. 90 and the easterly 34 feet of Lot No. 89, on the Plan of the SUBDIVISION OF LOT NOS. 39 and 40 IN THE DIVISION OF THE B.F. COCKRILL FARM, of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 and the easterly 34 feet of Lot No. 89 front together 66 feet on the MACKIE STREET and extend back along the westerly line of said alley to an alley in the rear on which they measure 150 feet.

INCLUDED in the above described property but specifically EXCLUDED therefrom is all that property conveyed to the State of Tennessee by Warranty Deed from John D. Witherspoon, dated December 6, 2001, recorded December 14, 2001, filed of record in Instrument No. 20011214-0138454, Register's Office for Davidson County, Tennessee, and further described as follows, to-wit:

BEGINNING at a point on the northern corner of the property, the common corner with property owned by Lucille Cauthron of record in Book 5782, Page 798, Register's Office for Davidson County, said point located on the southwestern existing right of way of Mackie Street, and being 9.250 meters (30.348 feet), more or less, right of Ramp C survey centerline station 110+362.500, more or less; thence south 64 degrees 45 minutes 04 seconds east along the existing right of way of Mackie Street, and being 20.117 meters (66.00 feet) to a point located on the eastern corner of the property, said point also located on the northwestern existing right of way of Snyder Avenue, and being 4.800 meters (15.748 feet), more or less, right of Ramp C survey centerline station

202007160077966

110+382.500, more or less; thence south 25 degrees 14 minutes 57 seconds west along the existing right of way of Snyder Avenue, and being 13.066 meters (42.87 feet), to a point on the common line, said point located also on the southwestern proposed controlled access right of way of Briley Parkway, and being 17.299 meters (56.76 feet) right of Ramp C survey centerline station 110+386.499; thence south 85 degrees 54 minutes 05 seconds west along the proposed controlled access right of way of Briley Parkway, and being 10.901 meters (35.76 feet) to a point 25.000 meters (82.02 feet) right of Ramp C survey centerline station 110+378.000; thence north 68 degrees 09 minutes 08 seconds west along the proposed controlled access right of way of Briley Parkway, and being 10.634 meters (34.89 feet) to a point located on the northwestern line of the property owned, the common line with property owned by Lucille Cauthron, and being 28.020 meters (82.02 feet) right of Ramp C survey centerline station 110+366.475; thence north 25 degrees 14 minutes 57 seconds east along the common line, and being 19.039 meters (62.46 feet) to the POINT OF BEGINNING, containing 348.300 square meters (3,749 square feet), more or less.

Being the same property conveyed to MKN Properties, LLC, by deed from John Witherspoon, of record in Instrument No. 20170324-0028855, Register's Office for Davidson County, Tennessee, dated March 23, 2017 and recorded on March 24, 2017.

This is improved property located at: **5801 Mackie Place, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2020.

GRANTOR:

MKN Properties, LLC,
a Tennessee Limited Liability Company

By: _____
Alonzo D. Williams, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alonzo D. Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of MKN Properties, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

_____
Notary Public
My Commission expires: 11-3-2020

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM