Karen Johnson Davidson County
Batch# 447672 DEEDWARR
07/31/2020 10:10:30 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20200731-0084547

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Marathon Petroleum Company LP	SEND TAX BILLS TO: Real Estate Department Marathon Petroleum Company LP	MAP-PARCEL NUMBERS
(NAME) 539 South Main Street	(NAME) 539 South Main Street	07007011500
(ADDRESS) Findlay, OH 45840	(ADDRESS) Findlay, OH 45840	
(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, I, **Sherron E. Heyward, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marathon Petroleum Company LP, a Delaware limited partnership ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THE FOLLOWING DESCRIBED REAL ESTATE, TO WIT: BEGINNING AT A POINT IN THE NORTH MARGIN OF YOUNGS LANE, SAID POINT BEING 250.5 FEET FROM THE CENTER OF OLD BUENA VISTA ROAD; THENCE WITH SAID MARGIN 76.36 FEET ON A BEARING N 73 DEGREES 30 MINUTES E, TO AN IRON PIN: THENCE 158.55 FEET N 3 DEGREES 56 MINUTES 20 SECONDS W, 158.55 FEET TO AN IRON PIN; THENCE S 82 DEGREES 19 MINUTES 50 SECONDS W, 69.14 FEET TO AN IRON PIN; THENCE S 2 DEGREES 04 MINUTES E, 170.92 FEET TO THE POINT OF BEGINNING AND CONTAINING .28 ACRES.

Being the same property conveyed to Sherron E. Heyward by Quitclaim deed from Danny l. Heyward of record in Instrument No. 20021113-0140430 Register's Office for Davidson County, Tennessee, dated July 18, 2002 and recorded on November 13, 2002.

Being the same property conveyed to Sharon Nuby by Quitclaim deed from James C. Matlock, Mark T. Matlock, Lucy Matlock, George Matlock, Gladys Matlock and Pink Sampson of record in Book 6826, page 620, Register's Office for Davidson County, Tennessee, dated April 9, 1986 and recorded on April 10, 1986.

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

unimproved
This is improved x property, known as 927 Youngs Lane Nashville, TN 37207
(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 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. 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.

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of July, 2020.

Sherron E. Heyward

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sherron E. Heyward** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of July, 2020.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Venikka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021