WARRANTY DEED

Brad Krivensky State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $510,000.00.

Affiant

Subscribed and sworn to me on 09/24/20.

NOTARY PUBLIC

My Commission Expires: 10-23-21

Karen Johnson Davidson County
Batch# 490442 DEEDWARR
10/06/2020 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20201006-0115655

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brian M. Kustera 3111 Louise Dr. Nashville, TN 37211	~~[illegible]~~ Lazsacs Home Loans 4004 Hillsboro pike ste 224B Nashville TN 37215	133 01 0 041.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, M&F Properties, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Brian M. Kustera, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of H.G. McNabb Subdivision in Record Book 1130, Page 64, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to M & F Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robert P. Baird, Jr., of record in Instrument No. 20200122-0008004, in the Register's Office of Davidson County, Tennessee, dated January 22, 2020 and recorded on January 22, 2020.

This is improved property known as 3111 Louise Dr., Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Witness my hand this 09/24/2020.

M&F Properties, LLC

By: Derrick T. Fox, Member

By: Matthew A. McKinney, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Derrick T. Fox, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Member of M&F PROPERTIES, LLC, a Tennessee Limited Liability Company, and that as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Member.

Witness my hand and official seal on 09/24/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, Matthew A. McKinney, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person is the Member of M&F PROPERTIES, LLC, a Tennessee Limited Liability Company, and that as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company as Member.

Witness my hand and official seal on 09/24/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)