Karen Johnson Davidson County
Batch# 542951 DEEDWARR
12/28/2020 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20201228-0153803

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is **$695,000.00**

Affiant

Subscribed and sworn to before me, this **23rd** day of **December, 2020.**

Notary Public
My commission expires: _____

CHRISTINE HUTCHINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-17-2021

THIS INSTRUMENT WAS PREPARED BY
Haperth Escrow, LLC
383 E. Main St.
Suite 110
Hendersonville, Tennessee 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ECL Investment, LLC 1411 Gallatin Ave. Nashville, TN 37206	Same	**07206025600**

FOR AND IN CONSIDERATION of the sum of Six Hundred Ninety Five Thousand and no/100 Dollars ($695,000.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Mingjo, a Tennessee General Partnership,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **ECL Investment, LLC, a Tennessee limited liability company,** Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly 65 feet front of Lot No. 15 and the easterly 47 feet front of Lot No. 14 and a small triangular strip of Lot No. 16 and a part of an alley South of Lot No. 16 on the Map of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property of record in Book 332, page 44, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Maxey Avenue or Lane 6 feet West of the common corner of Lots 15 and 16 in said Subdivision; thence southerly 215 feet more or less to a point 6 feet East of the Southeast corner of Lot No. 15 of said subdivision; thence westerly with the southerly margin of Lots Nos. 15 and 16, 158 feet more or less to a point; thence northerly passing the northwest corner of an outhouse and passing on the westerly side of a maple tree, 215 feet more or less to a point in the southerly margin of Maxey Avenue or Lane; thence eastwardly with the southerly margin of Maxey Avenue or Lane, 112 feet to the point of beginning.

Being the same property conveyed to MINGJO, a Tennessee General Partnership from Todd Mingle by Quitclaim Deed dated February 22, 2019 and recorded in Instrument No. 20190313-0022950, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 332, page 44, said Register's Office.

3. No insurance is afforded as to the acreage or square footage contained in the insured property.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as **1106 McGavock Pike, Nashville, TN 37216.**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that except for those encumbrances set forth above, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons. 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.

Witness my/our hand(s) this **22nd** day of **December, 2020.**

GRANTOR:

Mingjo, a Tennessee General Partnership

By: _____
Todd Mingle, Partner

By: Angela Mingle
Angela Mingle, Partner

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Todd Mingle and Angela Mingle,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the **Partners** of **Mingjo, a Tennessee General Partnership,** the within named bargainor, a partnership, and that he/she/they as **Partners**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s) as **Partners** of **Mingjo, a Tennessee General Partnership**.

Witness my hand and seal, this **22nd** day of **December, 2020.**

BRENDA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Brenda Norton
Notary Public
My Commission Expires: 8/22/2022

True Copy Certification

I, Christine Hutchinson, 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 Sumner

Personally appeared before me, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson 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:
Notary' Seal (if on paper)

