Karen Johnson Davidson County
Batch# 549375 DEEDWARR
01/07/2021 11:16:37 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210107-0003293

WARRANTY DEED

prepared
WITHOUT EXAMINATION OF TITLE OR CURRENT SURVEY

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STD, LLC, Dan Frankum , Manager** has bargained and sold, and by these presents, does hereby bargain, sell, transfer and convey unto **SRI, LLC, Mickey J. Smith, Manager**, its successors and assigns, that certain parcel of real estate situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Hillwood Terrace, as of record in Book 2663, page 50, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This is improved property located at 831 Neartop Drive, Nashville, TN 37205.

DEED REFERENCE: Book 20171113-0115840, Register's Office, Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same contained in the previous deed of record.

MAP - PARCEL NUMBERS:
103 10 Q 096 00

TO HAVE AND TO HOLD the above-described real estate with all the appurtenances, estate, title and interest thereto belonging unto the said **SRI, LLC, Mickey J. Smith, Manager,** its successors and assigns, in fee simple, forever.

THIS INSTRUMENT PREPARED BY
CONLEY & CONLEY
317 SOUTH THIRD STREET
UNION CITY, TN 38261

Grantor covenants with the grantee named herein that it is lawfully seized and possessed of said real estate, that it has a good and perfect right to sell and convey the same, and that the same is unencumbered and free of liens.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate unto the said grantee named herein, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN TESTIMONY WHEREOF, **STD, LLC** has caused it's signature to be affixed this 4th day of January, 2021.

STD, LLC

DAN FRANKUM, Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, duly commissioned and qualified in said County and State, **DAN FRANKUM**, 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 Manager of **STD, LLC**, and as such, Manager, executed the foregoing **WARRANTY DEED** for the express purposes therein contained.

Given under my hand and seal of office, this 4th day of January, 2021.

Notary Public

My Commission Expires: 7-5-21

JOSLYNNE BOX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

SRI, LLC

800 E. Reelfoot Ave Suite 209
Union City, TN 38261

NAME AND ADDRESS OF PROPERTY OWNER:

SRI, LLC

800 E. Reelfoot Ave. Suite 209
Union City, TN 38261

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 500,000.00 **which amount is equal to or greater than the property transferred would command at a fair voluntary sale.**

SUBSCRIBED AND SWORN TO before me this 4 **day of** January, 2021.

Notary Public

My Commission Expires: 03/08/2021

JEREMY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY