Karen Johnson Davidson County
Batch# 549908 DEEDWARRSP
01/08/2021 12:34:30 PM 5 pgs
Fees: $28.00 Taxes: $740.00
20210108-0003986

FROM: Waffle House, Inc., a Georgia corporation

TO: Jean S. Harris

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Jean S. Harris 205 Powell Place, Suite 208 Brentwood, TN 37027	(same)	Map 164 Parcel 275

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Jean S Harris
Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2020.

D. E. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: JANUARY 4, 2021

My Comm. Expires: 1/4/21

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, Waffle House, Inc., a Georgia corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Jean S. Harris, hereinafter called "GRANTEE", her 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, and being Lot No. 2 of the Waffle House Subdivision, as shown by plat of record as Instrument No. 20170222-0017971, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

FROM: Waffle House, Inc., a Georgia corporation

TO: Jean S. Harris

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
Jean S. Harris 205 Powell Place, Suite 208 Brentwood, TN 37027	(same)	Map 164 Parcel 275

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, J. Steven Kirkham, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 22 day of December, 2020.

SUSAN S. PICKLESIMER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 23, 2023

Notary Public

My Comm. Expires: 6/23/2023

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten 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, Waffle House, Inc., a Georgia corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Jean S. Harris, hereinafter called "GRANTEE", her 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, and being Lot No. 2 of the Waffle House Subdivision, as shown by plat of record as Instrument No. 20170222-0017971, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being part of the property conveyed to Waffle House, Inc., a Georgia corporation, by deed from LPP Mortgage LTD., a Texas limited partnership, of record as Instrument No. 20160818-0086536, said Register's Office.

This is unimproved property located on Murfreesboro Pike, Antioch, Tennessee 37013.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below (the "Permitted Exceptions"):

1. Metro Nashville Davidson County Taxes for 2020 and subsequent years.

2. Matters shown on the plat of record as Instrument No. 20170222-0017971, said Register's Office.

3. Clearance Permit granted to Southern Bell Telephone and Telegraph Company, of record in Book 1141, page 327, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record as Instrument No. 20160902-0092456, said Register's Office.

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, her heirs and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR, except for the Permitted Exceptions, but not further or otherwise. 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 its hand this 21st day of December, 2020.

WAFFLE HOUSE, INC., a Georgia corporation

By: _____

Name: Robert G Moon

Title: Vice president

STATE OF Georgia)
COUNTY OF Gwinnett)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert G Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him self to be Vice President of Waffle House, Inc., the within named bargainor, a Georgia corporation, and that Robert G. Moore as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Vice President.

Witness my hand and seal, at office in Norcross, Georgia, this the 21st day of December, 2020.

Susan S Picklesimer
NOTARY PUBLIC
My Commission Expires: 6/23/2023

SUSAN S PICKLESIMER
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES
JUNE 23, 2023

4832-7902-5620.1

True Copy Certification

I, Lauri Slater, 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 FL

County of Hillsborough

Personally appeared before me, ~~[Name of Notary]~~ * Melissa Rathlein, a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Lauri Slater

Notary's Signature

My Commission Expires: 9/29/2023
Notary' Seal (if on paper)

Notary Public State of Florida
Melissa Rathlein
My Commission GG 917624
Expires 09/29/2023