ADDRESS NEW OWNER: Michael McDowell
Cicely McDowell
246 Emmitt Ave
Madison, TN 37115

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 05108006900

Karen Johnson Davidson County
Batch# 576359 DEEDWARR
02/24/2021 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210224-0022843

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Exit Properties General Partnership, a Tennessee General Partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Michael McDowell and Cicely McDowell, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 and the Southwesterly part of Lot No. 20, Block "I", Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County.

Said Lot No. 19 fronts 60 feet on the Southerly side of Emmitt Avenue and runs back between parallel lines, 200 feet to a dead line.

Said part of Lot No. 20 is described as follows: Beginning at a point in the Southerly margin of Emmitt Avenue, the Northerly common corner of Lots Nos. 19 and 20; thence with the line between said two lots in a Southerly direction, 200 feet to a point, the Southerly common corner of said Lots Nos. 19 and 20; thence Easterly with the rear boundary line of Lot No. 20, 30 feet to a point; thence Northerly 202.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Exit Properties General Partnership, a Tennessee general partnership, from Emily Hooper FKA Emily Wilber by Warranty Deed recorded on July 12, 2019, in Instrument No. 20190712-0068002, Register's Office for Davidson County, Tennessee.

This is property with a common address of 246 Emmitt Ave, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.(3) Subject to the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8681, Page 181, Register's Office for Davidson County, Tennessee.(4) Subject to the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8766, Page 356, Register's Office for Davidson County, Tennessee.

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. 4-10630-KP

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of February 2021.

Exit Properties General Partnership, a Tennessee general partnership

By: The SRGTN Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of The SRGTN Trust dated December 9, 2016

By: The Exit Properties Trust dated August 22, 2019, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of The Exit Properties Trust dated August 22, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The SRGTN Trust dated December 9, 2016, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20190805-0077455 in the Davidson County Register's Office.

Witness my hand and official seal at office, this 18th day of Feb 2021.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The Exit Properties Trust dated August 22, 2019, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20200124-0009050 in the Davidson County Register's Office, as such authorized partner or authorized signer for Exit Properties General Partnership.

Witness my hand and official seal at office, this 18th day of Feb 2021.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $300,000.00.

_____
Affiant

Subscribed and sworn before me this 18th day of February 2021.

_____
Notary Public
My Commission Expires: 9/10/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 2102-034

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM