Karen Johnson Davidson County
Batch# 579550 DEEDWARR
02/26/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210226-0024883

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

Lauren Coats
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/23/2021.

Julie Bailey
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-2-2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3293

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Madeline Johnson	Legends Bank	096-10-0-117.00
2922 Leatherwood Drive	310 N. First Street	
Nashville, TN 37214	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Fire Ridge, LLC, a Tennessee Limited Liability Company and MJ Kim, LLC, an Arizona Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madeline Johnson, single

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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, being Lot No. 264 on the Plan of Clover Hill, Section No. V of record in Plat Book 2133, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fire Ridge, LLC, a Tennessee Limited Liability Company and MJ Kim, LLC, an Arizona Limited Liability Company by Warranty deed from Hensley Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200720-0079574 Register's Office for Davidson County, Tennessee, dated July 16, 2020 and recorded on July 20, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2922 Leatherwood Drive Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 on February 23, 2021.

Fire Ridge LLC

By: J. Carlton Drumwright, authorized agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Carlton Drumwright, authorized agent, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of Fire Ridge LLC, the within named bargainor, a Tennessee limited liability company, and that J. Carlton Drumwright as such authroized agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this February 23, 2021.

Elizabeth J Barnes

Notary Public

My Commission Expires: 12-18-22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MJ Kim LLC

By: J. Carlton Drumwright, authorized agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared J. Carlton Drumwright with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of MJ Kim LLC, the within named bargainor, a Tennessee limited liability company, and that J. Carlton Drumwright as such authorized agent executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this February 23, 2021.

Elizabeth J Barnes

Notary Public

My Commission Expires: 12-18-22

File #: 2021-3293

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

