This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 6**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3800**

Karen Johnson Davidson County
Batch# 593470 DEEDWARR
03/17/2021 09:33:09 AM 2 pgs
Fees: $13.00 Taxes: $159.10
20210317-0035101

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Janet Stenberg,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Millstown Road, LLC, a Tennessee limited liability company**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land located in the 2nd Civil District of Davidson County, Tennessee, and the same is bounded and described by metes and bounds as follows:
Beginning at an existing iron pin in a gravel roadway, said pin being the northeast corner of the property conveyed to John F. Stenberg by deed of record in Book 5613, page 559, of the Register's Office for Davidson County, Tennessee; Thence, North 33 degrees 34 minutes 33 seconds West, 121.09 feet to an iron pin; Thence, North 62 degrees 52 minutes 44 seconds West, 212.41 feet to an iron pin; Thence, North 88 degrees 52 minutes 15 seconds West, 280.13 feet to an iron pin; Thence, North 42 degrees 38 minutes 40 seconds West, 49.89 feet to an iron pin; Thence, North 9 degrees 44 minutes 00 seconds West, 952.47 feet to an iron pin, set this survey; Thence, North 80 degrees 16 minutes 00 seconds East, 100.0 feet to an iron pin, set this survey; Thence, South 43 degrees 45 minutes 20 seconds East, 810.75 feet to an iron pin, set this survey; Thence, South 6 degrees 42 minutes 02 seconds East, 614.20 feet to the point of beginning containing 10.0 acres, more or less.

Being the same property conveyed to John F. Stenberg and wife, Janet Stenberg by Warranty Deed from Herbert F. Stenberg, Dorothy Bobel, Frances Albert, Edna Dunn, Mary Dickens, and Frank Stenberg, heirs at law under the Will of Lillie Mai Stenberg of record in Will Book 136, page 77, Probate Court for Davidson County, Tennessee, dated 06/17/1987 and filed for record in Book 7289, page 867, Register's Office for Davidson County, Tennessee. John F. Stenberg died on March 7, 2010, title vesting solely in Janet Stenberg by virtue of their tenancy by the entirety.

This is unimproved property also known as Stenberg Road, Whites Creek, TN 37189.

Map and Parcel: 03800015600

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 5th day of March, 2021.

Janet Stenberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet Stenberg, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2021.

(SEAL) WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 11-24-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$43,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 5th day of March, 2021.

Affiant

(SEAL) WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

NOTARY PUBLIC

My commission expires: 11-24-2024

Grantee(s) Name, Address:	Send Tax Statement To:
Millstown Road, LLC	NEW OWNER
4502 Stenberg Rd.	
Whites Creek, TN 37189	