Karen Johnson Davidson County
Batch# 600704 DEEDWARR
03/26/2021 09:55:30 AM 6 pgs
Fees: $33.00 Taxes: $2,264.40
20210326-0040004

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214575

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$612,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Beth Reynolds
Affiant

Sworn to and subscribed before me this 12th day of March, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

WARRANTY DEED

THIS INDENTURE, made this 19th day of March, 2021, among:

ESTATE OF MAGGIE FRANK MCREYNOLDS, ROY CALVIN MCREYNOLDS, JR., MICHAEL LEROY MCREYNOLDS, GARRY LYNN MCREYNOLDS AND RICKY ALLEN MCREYNOLDS

their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BIDDLE ENTERPRISES, INC.

their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as

follows, to-wit:

Being the southerly part of Lot No. 4 on the map of Waverly Land Company's subdivision as shown on plat of record in Book 57, page 95, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Roy C. McReynolds and wife, Maggie W. McReynolds by Deed from Katie McAlister Moffitt dated March 7, 1963 and filed of record in Book 104, page 686, Register's Office for Davidson County, Tennessee. Agreed Order of record in Book 5583, page 856, Register's Office for Davidson County, Tennessee divested property from Roy Calvin McReynolds an vested in Maggie Frank McReynolds Said property was further conveyed to Maggie Frank McReynolds, Roy Calvin, Jr., Michael Leroy McReynolds, Garry Lynn McReynolds and Ricky Allen McReynolds by Quitclaim Deed from Maggie Frank McReynolds dated October 11, 2019 and filed of record in Instrument No. 20191021-0107263, Register's Office for Davidson County, Tennessee. Maggie Frank McReynolds having died intestate on or about January 8, 2020. Pursuant to Order to Authorize Sale of Real Property to Pay Debts of record in the Probate Court of Davidson County, Tennessee at Nashville, Docket No. 20P417, Garry McReynolds, Administrator of the Estate of Maggie Frankl McReynolds is authorized to sell and convey title to subject property.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Roy Calvin McReynolds, Jr.

State of Georgia
County of Fulton

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Roy Calvin McReynolds, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2021.

Notary Public
My Commission Expires: Jan 31, 2025

ANDREA E. HERNANDEZ NOTARY PUBLIC Exp. January 31, 2025 FULTON COUNTY, GA

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Estate of Maggie Frank McReynolds

BY: _____
Garry Lynn McReynolds, Executor

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Garry Lynn McReynolds, Executor of The Estate of Maggie Frank Mcreynolds, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of March, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 5/15/2021

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

_____
Garry Lynn McReynolds

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Garry Lynn McReynolds, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of March, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 5/15/2021

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ricky Allen McReynolds

State of Florida

County of Broward

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Ricky Allen McReynolds, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of March, 2021.

Notary Public
My Commission Expires: 3/12/24

RAQUEL H. TOWARNICKI
MY COMMISSION # GG968960
EXPIRES: March 12, 2024

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Michael Leroy McReynolds

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Michael Leroy McReynolds, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of March, 2021.

Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: Biddle Enterprises Inc
Address: 1806 Beech Ave
City, State, Zip: Nashville, TN 37203

Responsible Party For Taxes:

Name: Biddle Enterprises Inc
Address: 1806 Beech Ave
City, State, Zip: Nashville, TN 37203

Tax ID: 105-10-0-024.00

202103260040004