Karen Johnson Davidson County
Batch# 605611 DEEDWARR
04/01/2021 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $518.00
20210401-0043221

Name and Address of New Owner:
I.N.T.R.A. Inc.
534 Porter Rd
Nashville, TN 37206

Send Tax Bills To:
I.N.T.R.A. Inc.
Same as above

This Instrument Prepared By:

Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 096-13-0-170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sherif Roufail**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **I.N.T.R.A. Inc.,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot NO. 2 on the Plan of Griggs Bros. Subdivision of record in Book 4300, page 159, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin on the margin of Allen Road, said iron pin being the northwest corner of Lot No. 1 on Griggs Bros. Subdivision, thence running South 7 degrees 32 minutes West a distance of 200.3 feet to an iron pin; thence North 79 degrees 31 minutes West a distance of 3 1 .5 feet to an iron pin; thence North 79 degrees 31 minutes West a distance of 3 1 .5 feet to an iron pin; thence North 4 degrees 34 minutes East a distance of 201 feet to an iron pin lying on the southerly margin of Allen Road, South 79 degrees 31 minutes East a distance of 42.2 feet to the point of beginning.

Being the same property conveyed to Tennessee Medcare Transportation, LLC, a Tennessee limited liability company, by Warraty Deed from Walter H. Johansson and wife, Ann J. Johansson, dated September 27, 2018 and recorded December 7, 2018, of record in Instrument o. 20181207-0119390, Register's Office for Davidson County, Tennessee. Being further conveyed to Sherif Roufail by Deed dated March 20, 2019 from Tennessee Medcare Transportation, LLC, a Tennessee limited liability company, recorded March 25, 2019, in Instrument Number 20190325-0026903, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of March, 2021.

Sherif Roufail (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of March, 2021, before me personally appeared Sherif Roufail, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of March, 2021.

Notary Signature
My commission expires: 6-19-2023

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
26th day of March, 2021.

Notary Public
My commission expires:
File No. 2021-212

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Desiree Sailema, 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, Tish Baldwin, a notary public for this county and state, Desiree Sailema, 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: 01/23/2023

