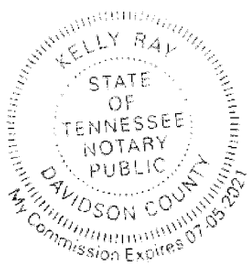
Karen Johnson Davidson County
Batch# 616453 DEEDWARR
04/16/2021 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20210416-0051224

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2021.

Notary Public

My commission expires: 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Zachary Mitchell Adkins	United Wholesale Mortgage ~~New Owner(s)~~	051-03-0-037.00
804 Vantrease Road	585 South Boulevard East	
Madison, TN 37115	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUNVALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY MITCHELL ADKINS, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the Plan of Resubdivision Lots 4 and 5, Section One, Blair Heights of record in Plat Book 6050, Page 489, 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 Siegfried H. Stein and wife, Ruby J. Stein by Warranty deed from Warren Vance Stewart and wife, Maxine Stewart of record in Book 5167, page 522, Register's Office for Davidson County, Tennessee, dated July 01, 1977 and recorded on July 06, 1977.

Being the same property conveyed to Siegfried H, Stein by Quitclaim deed from Siegfried Herman Stein and Ruby Jewel Carter Wade Stein of record in Book 5401, page 779, Register's Office for Davidson County, Tennessee, dated March 01, 1979 and recorded on March 06, 1979.

Being the same property conveyed to Pamela Siemers, Trustee by Quitclaim Deed from Siegfried H. Stein and Brenda E. Wallace, as joint tenants with right of survivorship, of record in Instrument No. 20040319-0031181, Register's Office for Davidson County, Tennessee, dated and recorded on March 19, 2004, and within the same deed the said Pamela Siemers, Trustee conveyed his interest in the subject property to Siegfried H. Stein and Brenda E. Wallace, as joint tenants with right of survivorship

Brenda Elizabeth Stein (Wallace) died January 31, 2018, leaving Siegfried Stein as surviving joint tenant.

Siegfried Hermann Stein died December 26, 2019. His estate being administered through Davidson County, Tennessee Probate Court, Docket No. 20P452. Order to Authorize Sale of Real Property to Pay Debts filed June 1, 2020.

Being the same property conveyed to Music City Holdings, LLC, a Texas limit Liability Company by Warranty deed from The Estate of the Siegfried Stein, Deceased of record in Instrument No. 20201130-0139058 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on 20201130-0139058.

Being the same property conveyed to Sunvalley Properties, LLC by Warranty deed from Music City Holding, LLC of record in Instrument No. 20210106-0002858 Register's Office for Davidson County, Tennessee, dated November 20, 2020 and recorded on January 1, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 804 Vantrease Road, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of April, 2021.

Sunvalley Properties, LLC, a Tennessee Limited Liability Company

By: _____
Jonathan Jones, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of Sunvalley Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of April, 2021.

_____
Notary Public

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 19, 2024

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

