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-3801**

Karen Johnson Davidson County
Batch# 617411 **DEEDWARR**
04/19/2021 09:36:36 AM 2 pgs
Fees: $13.00 Taxes: $344.10

20210419-0051697

---Above This Line Reserved For Official Use Only-----

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, **Rita D. Felts,** 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:

Beginning at an existing iron pin in a gravel roadway, said pin being the Northeast comer 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 6 degrees 42 minutes 02 seconds West, 614.20 feet to an iron pin, set this survey; Thence, North 43 degrees 45 minutes 20 seconds West, 810.75 feet to an iron pin, set this survey; Thence, South 80 degrees 16 minutes 00 seconds West, 100.0 feet to an iron pin, set this survey, in the easterly boundary of the property conveyed to Ruth C. Detchon and husband, Floyd A. Detchon, by deed of record in Book 2152, page 532, R.O.D.C.T.; Thence, North 9 degrees 44 minutes 00 seconds West, 541.28 feet to an iron pin; Thence, North 37 degrees 18 minutes 07 seconds East, 282.14 feet to an iron pin, set this survey; Thence, South 15 degrees 16 minutes 10 seconds East, 264.95 feet to an iron pin, set this survey; Thence, South 43 degrees 45 minutes 20 seconds East, 1548.05 feet to an iron pin, set this survey; Thence, South 6 degrees 42 minutes 02 seconds East, 822.0 feet to an iron pin, set this survey, in a gravel roadway; Thence, along, the gravel roadway, the following courses: 76 degrees 20 minutes 14 seconds West, 218.35 feet to an iron pin; North 49 degrees 08 minutes 10 seconds West, 115.0 feet to an iron pin; North 78 degrees 14 minutes 08 seconds West 36.59 feet to an iron pin; North 62 degrees 12 minutes 30 seconds West, 114.29 feet to an iron pin; North 71 degrees 07 minutes 36 seconds West, 134.35 feet to an iron pin; North 43 degrees 53 minutes 02 seconds West, 31.22 feet to the point of beginning, containing 22.017 acres, more or less.

Being the same property conveyed to Rita D. Felts by Quitclaim Deed from Edward B. Dunn and Edna K. Dunn, husband and wife, dated 03/12/2002 and filed for record in Instrument Number 20030127-0010434, Register's Office for Davidson County, Tennessee.

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

Map and Parcel: 03800015500

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 31 day of March, 2021.

Rita D. Felts by Kristi Heldman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristi Heldman as Attorney in Fact for Rita D. Felts, 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 31st day of March, 2021.

(SEAL)

NOTARY PUBLIC

My Commission Expires:

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 **$93,000.00** 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 31st day of March, 2021.

(SEAL)

Affiant

NOTARY PUBLIC

My commission expires: 11-24-2024

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