Karen Johnson Davidson County
Batch# 628958 DEEDWARR
05/05/2021 08:06:30 AM 5 pgs
Fees: $28.00 Taxes: $740.00
20210505-0059893

Name and Address of New Owner:
Rooney Rentals, LLC
3501 8th Ave. S.
Birmingham, AL 35222

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Map & Parcel No: 082-07-0-290.00

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, **Sue T. Underwood**, unmarried, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rooney Rentals, LLC**, an Alabama Limited Liability Company, "the Grantees," the following described real estate in Davidson County, Tennessee:

Property 1:
The southerly 33-1/3 feet of lot No. 46 on the Plan of V. S. Lindsley's Addition to Edgefield, now East. Nashville, as of record in book 57, page 25, Register's Office for said County.

Said part of lot. No. 46 fronts 33~1/3 feet on the westerly side of Stockell, formerly Van Sinderin, Street, and runs back between parallel lines 174—1/4 feet to an alley.

Being the same property conveyed to William Taylor Underwood by Quit Claim Deed dated March 11, 1952 from Joseph Earl Hall, recorded May 7, 1952, in Book 2045, Page 351, in the Official Records of Davidson County, Tennessee. Being the same property conveyed to William Taylor Underwood by Quit Claim Deed dated April 23, 1952 from William B. Hall, recorded May 7, 1952, in Book 2045, Page 352, in the Official Records of Davidson County, Tennessee. Being the same property conveyed to William Taylor Underwood by Quit Claim Deed dated April 23, 1952 from Bertha Taylor Underwood, recorded May 7, 1952, in Book 2045, Page 367, in the Official Records of Davidson County, Tennessee. Being the same property conveyed to William Taylor Underwood by Quit Claim Deed dated April 11, 1952 from James Joseph Underwood, recorded May 7, 1952, in Book 2045, Page 368, in the Official Records of Davidson County, Tennessee. The said William Taylor Underwood has since died intestate on 11/3/1998 leaving Elizabeth Underwood, his spouse, and two daughters, Mary J. Underwood and Sue T.

Underwood, as his only three heirs as evidenced by Affidavit of Heirship of record in Instrument No. 20210430-0058166, said Register's Office. The said Elizabeth Underwood has since died intestate on 2/21/2002, leaving her two daughters Mary J. Underwood and Sue T. Underwood, as her only heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. 20210430-0058167, said Register's Office. The said Mary J. Underwood has since died intestate on 3/24/2002, leaving no spouse and no children. Her parents previously deceased her as evidenced above. Mary's only heir at law is her sister, Sue T. Underwood, as evidenced by Affidavit of Heirship of record in Instrument No. 20210430-0058168, said Register's Office.

Property 2:
Being the southerly 16—2/3 feet of lot No. 45 and the northerly 16-2/3 feet of Lot No. 46 on the map of

Dr. V.S. Lindsley's addition,as of record in Book 57, Page 25, Register.s Office for said County.

Said part of Lot No. 45 fronts 33 1/3 feet on the westerly side of Stockell St. and runs between parallel lines 174—1/4 feet to an alley.

Being the same property conveyed to Mary J. Underwood and Sue T. Underwood by Deed dated February 4, 1991 from Willard Eugene Bolin, recorded February 5, 1991, in Book 8287, Page 621, in the Official Records of Davidson County, Tennessee. The said Mary J. Underwood has since died intestate on 3/24/2002, leaving no spouse and no children. Her parents previously deceased her as evidenced above. Mary's only heir at law is her sister, Sue T. Underwood, as evidenced by Affidavit of Heirship of record in Instrument No. 20210430-0058168, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 April, 2021.

Sue T. Underwood (SEAL)
Sue T. Underwood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of April, 2021, before me personally appeared Sue T. Underwood, 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 April, 2021.

Notary Signature
My commission expires:

6-24-2023

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 $200,000.00, 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 April, 2021.

Notary Public
My commission expires: 6-24-2023
File No. 202016

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

