Karen Johnson Davidson County
Batch# 631638 DEEDWARR
05/07/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20210507-0061704

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of April, 2021.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES DECEMBER 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Valley View Mobile Home Parks, LLC (NAME)	SAME AS NEW OWNER (NAME)	18-12-8.00
PO Box 1704 (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Belinda Sutton and Evelyn Wilkins, as equal tenants in common with rightof survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Valley View Mobile Home Parks, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 46, on the Plan of Connell Estates, Section 2, of record in Plat Book 2900, Page 130, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to a life estate to Dale A. Hallett, with the remainder at his death to Belinda Sutton and Evelyn Wilkins, as equal tenants in common with right of survivorship, by Quitclaim Deed from Dale A. Hallett dated March 16, 2017 of Record in Instrument Number 20170320-0027073, Register's Office for Davidson County, Tennessee.

The said Dale A. Hallett having since died in 10/14/2020.

This property is __unimproved _X_improved property known as: 234 Swift Drive, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of April, 2021.

Belinda Sutton

Evelyn Wilkins by Belinda Sutton

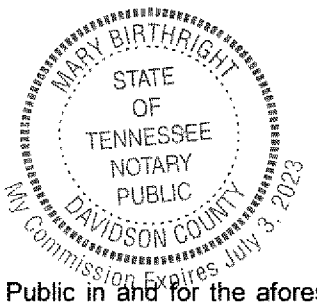
Evelyn Wilkins by Belinda Sutton,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Belinda Sutton, as equal tenants in common with rightof survivorship, the herein bargainor, 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 the 30th day of April, 2021.

Notary Public
My Commission Expires:

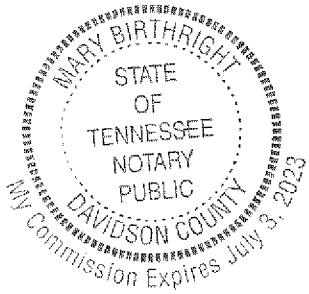


STATE OF TENNESSEE
COUNTY OF WILSON

Before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Belinda Sutton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Evelyn Wilkins, as evidenced by Power of Attorney of record in Instrument No. _202105070061703_ Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 30th day of April, 2021.

Notary Public
My Commission Expires:



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY