WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-11468-CC

Karen Johnson Davidson County
Batch# 637823 DEEDWARR
05/17/2021 02:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20210517-0066362

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Summit Properties Elite, LLC 319 Hickerson Drive, Ste A Murfreesboro, TN 37129	Summit Properties Elite, LLC 319 Hickerson Drive, Ste A Murfreesboro, TN 37129	033-00-0-118

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, **Vista Land Co, LLC, a Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Summit Properties Elite, LLC, a Tennessee Limited Liability Company**, "the Grantee," the following described real estate in Davidson County, Tennessee:

TRACT 1:

A tract of land in the 11th Civil District of said county, being part of Lot No. 4 in the division of the lands of Eppie Cunningham, deceased, as of record in Book 58, Page 56, Register's Office for said county, described according to a survey made by N. G. Jenkins, Surveyor, April 3, 1954 as follows:

Beginning on the Southerly margin of the Dixie Highway or US. Highway 41 -E and 31-N, 62 feet East of the line between Lots Nos. 4 and 5, being the Northeast corner of the property conveyed to Olive Virginia Hanson by Deed from Larva Ora Greer, of record in Book 2382, Page 599, said Register's Office; thence with said Hanson's Easterly line South 29 degrees 45 minutes East 170 feet to an iron pin; thence North 50 degrees 18 minutes East 40 feet to an iron pin; thence North 0 degrees 15 minutes East 217.8 feet to the Southerly margin of said Dixie Highway; thence with same South 50 degrees 15 minutes West 150 feet to the beginning.
This is the same legal description as the previous conveyance.

Being a portion of the property conveyed to Grassland Home Services, LLC, a Utah Limited Liability Company, by Warranty Deed from Melissa A. Moon, dated February 8, 2021, and recorded February 12, 2021, in Instrument No. 20210212-0020343, Register's Office for Davidson County, Tennessee, and further conveyed to Vista Land Co, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Grassland Home Services, LLC, a Utah Limited Liability Company, dated April 29, 2021, and recorded May 3, 2021, of record at Instrument No. 20210503-0058668, Register's Office for Davidson County, Tennessee.

Property Address: **1176 South Dickerson Pike Goodlettsville, TN 37072.**

TRACT 2:

A tract of land in the 10th Civil District of the North end of the Southerly part of Lot No. 4 in the Division of the lands of Eppie Cunningham, deceased, as of record in Book 58, Page 56, Register's Office for Davidson County, Tennessee and more particularly described according to a survey by N. G. Jenkins Surveyor, April 3, 1954, as follows:

Beginning at a point in the Southerly margin of the Dixie Highway 12 feet East of the line between Lots Nos. 4 and 5, thence with the Easterly margin of a 12 feet Private Road of the Westerly margin of said Lot No. 4, 217.8 feet to a point; thence North 50 degrees 18 minutes East and parallel with US. Highway 41 East known as the Dixie Highway, 160 feet to an iron pin; thence North 29 degrees 45 minutes West 170 feet more or less to a point in the Southerly margin of said Dixie Highway and an iron pin; thence Westwardly with said Highway 50 feet to the Point of Beginning.
This is the same legal description as the previous conveyance.

Being a portion of the property conveyed to Grassland Home Services, LLC, a Utah Limited Liability Company, by Warranty Deed from Melissa A. Moon, dated February 8, 2021, and recorded February 12, 2021, in Instrument No. 20210212-0020343, Register's Office for Davidson County, Tennessee, and further conveyed to Vista Land Co, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Grassland Home Services, LLC, a Utah Limited Liability Company, dated April 29, 2021, and recorded May 3, 2021, of record at Instrument No. 20210503-0058668, Register's Office for Davidson County, Tennessee.

Property Address: **1180 South Dickerson Pike Goodlettsville, TN 37072.**

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 30th day of April, 2021.

Vista Land Co, LLC, a Limited Liability Company

By: _____ (SEAL)
Daryl Adler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Crystal M. Henry of the state and county mentioned, personally appeared Daryl Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member / Signer of Vista Land Co, LLC, the within named bargainor, a Limited Liability Company, and that such Daryl Adler as such Member / Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member / Signer.

Witness my hand and seal, at office in Nashville, this 30th day of April, 2021.

_____
Notary Signature

Printed Name: Crystal M. Henry

My commission expires: 9/2/2024

CRYSTAL M. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

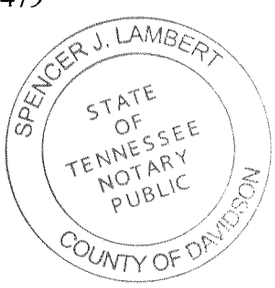
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $450,000.00, 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
6th day of May, 2021.

Notary Public
My commission expires: 11/6/24
File No. 2021-479



True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

